



The Hidage





# The Hidage

Worcester

Offers in Region of £300,000

Located within the popular village location of Littleworth is this three bedroom link-detached home providing good access to Worcestershire Parkway Station and the M5 Motorway. The property benefits from a garage and parking to the rear and comprises entrance porch, sitting room, kitchen/diner, three bedrooms and family bathroom. A viewing is highly advised to appreciate the well presented finish of this home.

## We've Noticed

- **Link-detached home**
- **Three bedrooms**
- **Garage and parking**
- **Good access to Worcestershire Parkway Station and M5 Motorway**
- **Must be viewed!**





## Entrance porch

Through front entrance door into porch with further door into living room.

## Living Room

With front aspect double glazed bay window, stairs to first floor, wood burning fire, radiator and door into kitchen/diner.

## Kitchen/Diner

With rear aspect double glazed windows and side aspect double glazed double doors opening to the garden.

Belfast/Butler sink with mixer tap over, built-in oven and grill, electric hob with cooker hood over as well as integrated fridge/freezer.

## First Floor Landing

With doors into bedrooms one, two, three, bathroom and storage cupboards.

## Bedroom 1

With front aspect double glazed window, built-in storage and radiator.

## Bedroom 2

With rear aspect double glazed window, storage cupboard and radiator.

## Bedroom 3

With front aspect double glazed window and radiator.

## Bathroom

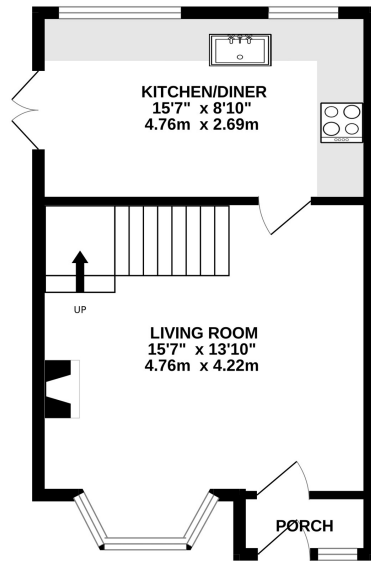
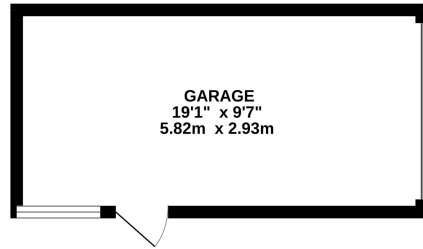
With rear aspect double glazed window, vanity wash hand basin, WC, bath with shower screen and shower over.

## Outside

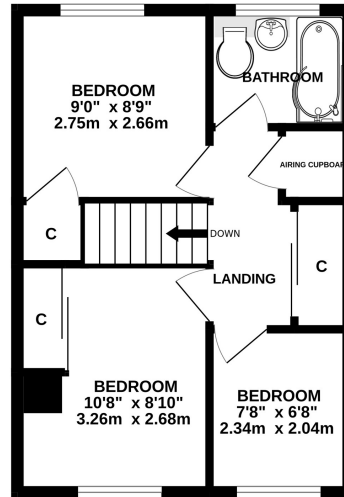
The front of the property is approached via a pathway to entrance door and lawned foregarden. To the rear is a landscaped garden laid to patio and lawn with garden shed and door into garage as well as gate to parking area in front of garage.



GROUND FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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