



58 Woodland Road, Worcester  
WR3 8HQ

A long, long time ago (in the 1980's, to be exact), in a land far, far away (not really that far, WR3 to be more precise), a beautiful family home was born on a sumptuous corner plot.

With the castle yet to be built, careful thought was taken on how best to place the rooms within the lawned moat that was to surround the home. For this, the owners raised the alarm and called for an architect (old english word for someone who can draw a house properly!), the architect toiled for weeks, finally presenting the owners with a lay out that met their needs. A room for the family to relax and enjoy the views of their garden, a room for banqueting, and one to prepare the family feasts. In addition, a cloakroom was added to stop those dirty foot marks leading to the upstairs bathroom.

Did the architect stop there? no, they didn't, instead they created three further rooms, today they are called bedrooms, allowing the family somewhere to rest their weary heads after a hard day gathering milk, fruit and veg from the land of Tesco (other lands are available) and giving each person their own personal space to design and paint, or even hang tapestries of their favourite band.

The job was completed, and there stood a shining example of a fine detached home; all that was missing was somewhere to house the horse(power), and to the end of the land, a double garage magically appeared (magically = a lot of hard work!) ...and they all lived happily ever after.

As we all know, fairy tales are never without a little bit of peril, and this one comes in the form of time, although that gentle ticking of the second hand seems harmless enough as you look at your watch, sped up through 40 years, it does make a difference.

Whilst the home isn't hidden behind thick brambles and guarded by a dragon, time has had its effect on this lovely home, and it is now needing a new knight in shining armour to fight off the years and bring it back to its full glory, to create a new home and create your own fortress for you and your family.

If you feel as though you are the one, why not book a viewing ? Bring the family and your imagination ... no need to bring a sword though!

FREEHOLD

Council Tax Band D - Worcester Council






**Agents Note**

Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

**General Information**

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.

All measurements are approximate and for display purposes only

