



32 Addison Road, Beechwood
Park, Worcester WR3 8EA

A well presented & cared for link detached home set in the north of Worcester on popular Blanquettes Estate.

This three bedroom property had a new roof in 2022 & a range of upgrades over the years & comprises; entrance porch into the lounge. The lounge has wood flooring, a feature fireplace, stairs rising to the first floor landing & access into the kitchen/diner. The kitchen/diner has a range of base & wall units, sink & drainer, electric oven & gas hob, space for white goods, under-cupboard lighting, glass splash-back as well as a conservatory leading out to the garden & a door into the study/utility room, which also leads out to the rear garden & into the part garage/store. The conservatory roof, windows & rear door were recently replaced.

To the first floor, the landing, which has neutral carpet, leads on to all three bedrooms, two of which are doubles & one is a single, the shower room & attic access. The shower room has a double cubicle, a close coupled W.C, a storage cupboard & a vanity wash basin. Bedroom one has two double fitted wardrobes.

Externally, there is a block-paved driveway offering off road parking for up to three vehicles. To the rear is a fenced & enclosed garden, laid to lawn with established planting, raised beds, a useful shed & a block paved patio area for low maintenance. The garage roof has been replaced by the current vendor.

The home falls within catchment for Tudor Grange Academy Secondary School and there are also three primary schools within walking distance. The home is walking distance of shops & pubs & convenient for the city centre, which has a wider range of amenities to include; restaurants, bars, cafes, shops, supermarkets, retail parks & leisure facilities. Worcester has two train stations offering direct links to London & the M5 J6 is a short drive away for wider access to the UK.

NB there is the added benefit of lots of natural light in the home & the garden is west facing.

FREEHOLD

Council Tax Band C Worcester Council





Agents Note

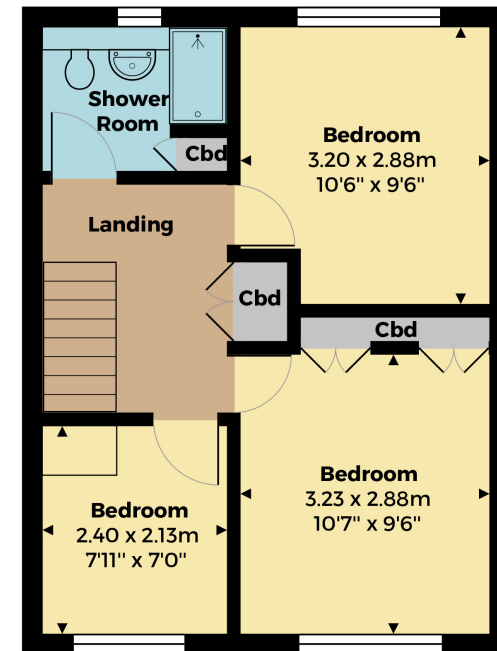
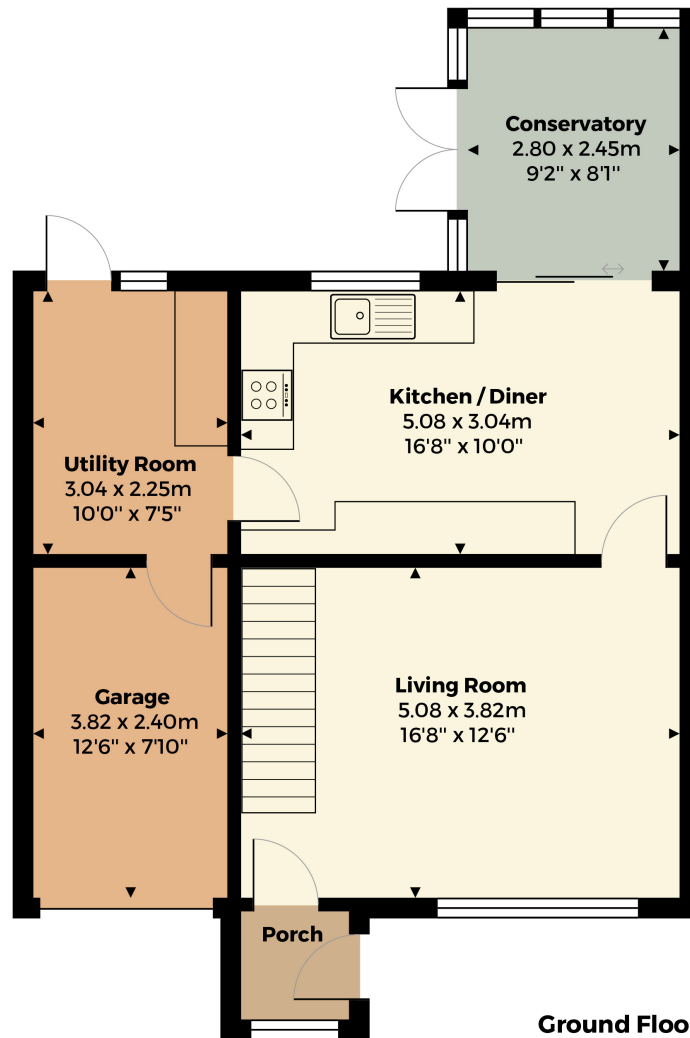
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General Information

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



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