



6 Smiths Avenue, St. Johns,  
Worcester WR2 4JX

Compromise ..... Modern homes are all about compromise, aren't they? The main issue with family homes starts with the parking. Modern homes and parking just don't go together, do they? Well, the fact that you can get four cars and a motorhome parked here says different. So where does the motorhome go? The side fencing opens up to allow you to drive in; you have to do this manually ... Abracadabra does not work.

Compromise 2 .... The gardens in modern homes are always small, and now that you have stuck a motor home in mine, I will have no garden left! Gosh, if only this garden had a large section to the side for a motor home and storage too, and also a normal garden to sit in, soak up some sunshine, and enjoy with the family, that would be great ... well, it has, and it is south facing, just as well really or the solar panels the house owns wouldn't save you money on the bills.

Compromise 3 .... New homes only ever have a living/dining room or a kitchen/dining room, and those don't work for all families. Technically this house does have a kitchen/diner, as it can fit a table in it; it also has a dining room that you can fit a table in, and it has a living room too. You can also fit a table in there, but we recommend some comfy chairs instead.

Compromise 4 .... The problem with kitchen/diners in new homes is that you lose so many cupboard spaces due to having to put a table in, and then where do you put your washing machine? That is a fair point, but as it is you, we will throw in a utility room to ease your burden.

Compromise 5 .... Bathrooms are always an issue; one of us likes a bath, one of us likes to shower, and the kids are always banging on the door to use the toilet. It is not a compromise you have to make; most modern homes, like this one, have a bath in the bathroom, a shower in the en-suite, and a downstairs cloakroom too.

So really the only compromise you would have to make with this four bedroom detached house and garage is whether you manually open gate or go to Hogwarts and learn magic.

FREEHOLD

Council Tax Band E - Worcester Council





#### Agents Note

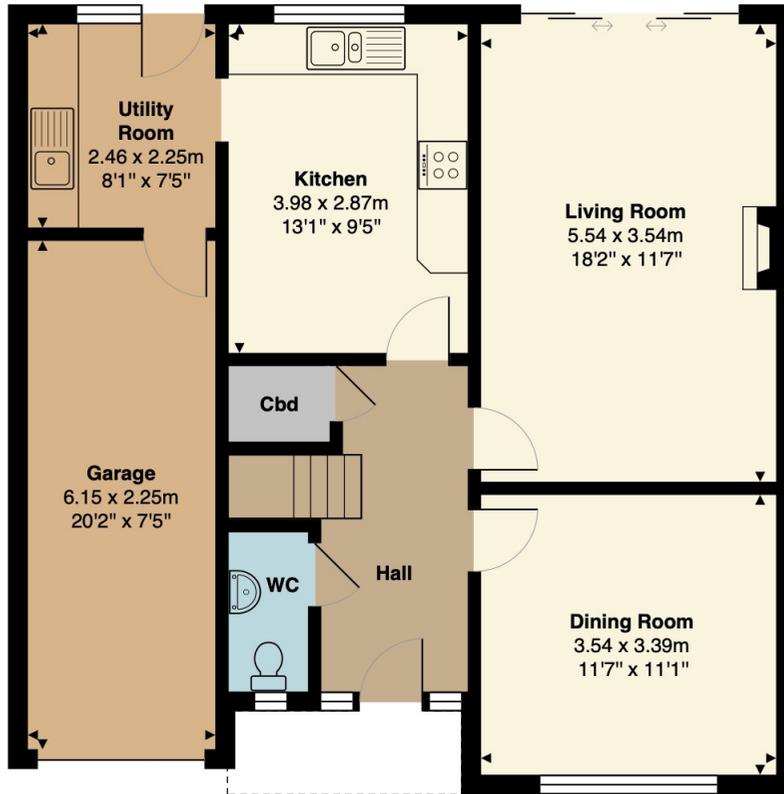
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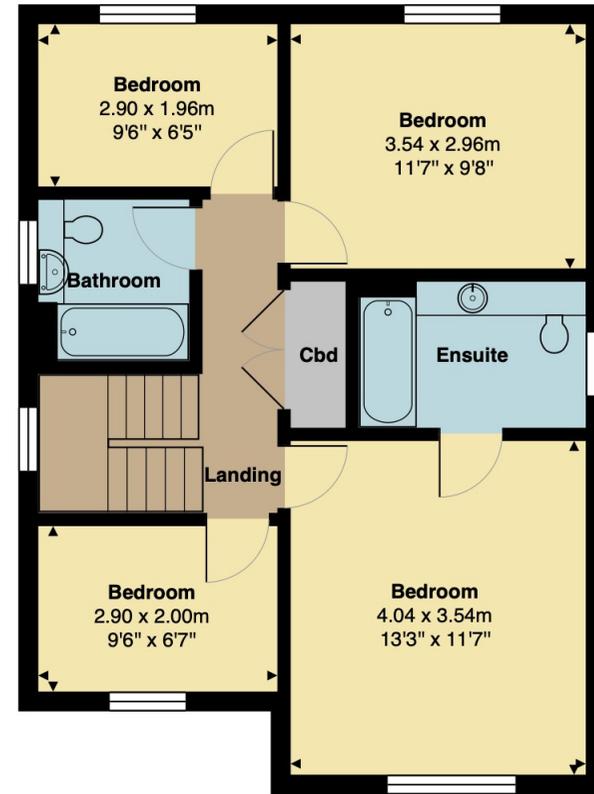
#### General Information

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



Ground Floor



First Floor