



10 Redwood Close, Worcester  
WR4 9UF



An extended three bedroom semi detached home set in a cul de sac location with a generous rear garden & space to park a camper van/mobile home.

The home offers someone the opportunity to run a business from home or to convert the additional reception space into an annexe or playroom subject to any relevant permissions. The house has been immaculately looked after & comprises; reception hallway with stairs rising to the first floor & access into the living room which has a feature fireplace & 'Adam' style surround & door into the kitchen/diner, The kitchen overlooks the garden & has doors out to the rear. It comprises; base & wall units, sink & drainer, integrated oven & hob, space for white goods & appliances & doorway into the utility room & the playroom/office/bedroom.

To the first floor, the landing gives access to all three bedrooms & the family bathroom, which has a bath & shower over, a W.C & pedestal wash basin.

To the rear, the garden is of generous proportions & has the added benefit of gated rear access for a large vehicle & is fenced & enclosed being mainly laid to lawn with mature & established planting. To the front, there is a block paved driveway for several vehicles.

The home is walking distance of a local convenience store & bus stop. Worcester city is a short drive away & offers a host of amenities to include pubs, restaurants, bars & cafes, shops supermarkets & leisure facilities. There are two train stations in Worcester with direct links to London stations.

FREEHOLD

Council Tax Band C







### 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 condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.

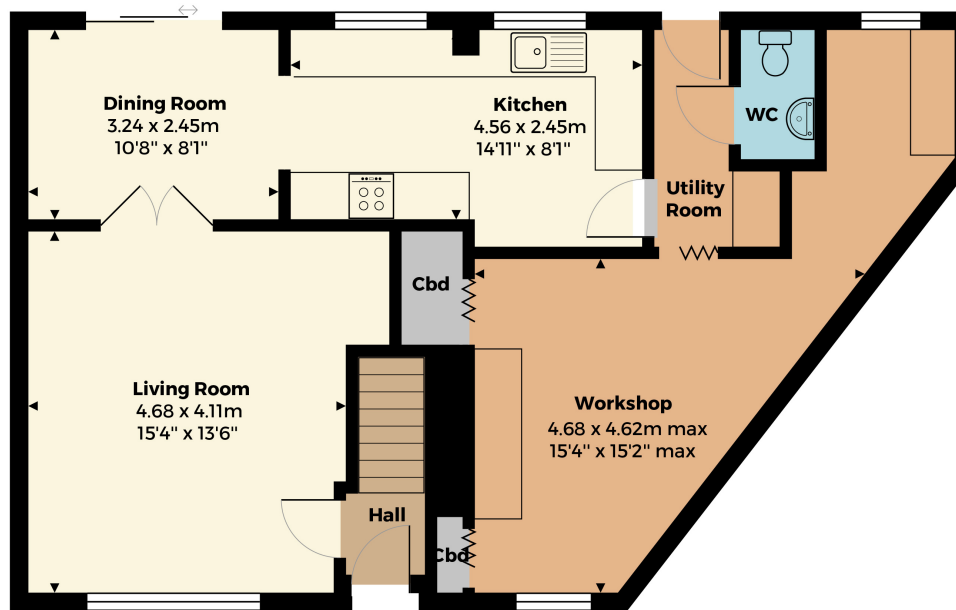


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

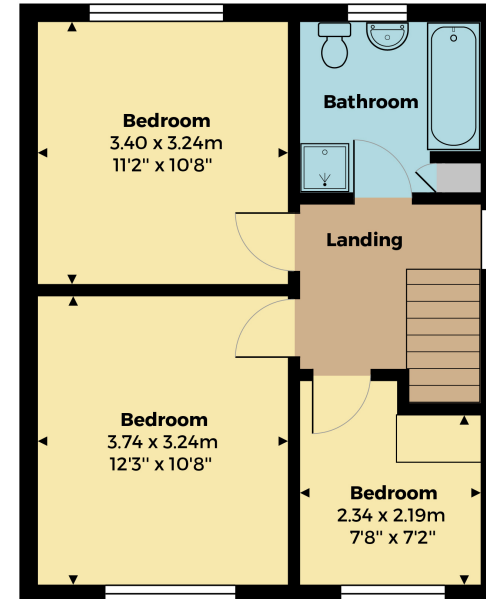
### General Information

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



Ground Floor



First Floor

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