



3 Northwick Walk, Northwick,
Worcester WR3 7AY

An upgraded & refurbished home set within a cul de sac, offered 'for sale' with no onwards chain & totalling almost 1200 sq ft of space.

This well cared for property is conveniently located for the M5 J6 & is within catchment area for Northwick Manor Primary & Tudor Grange schools, as well as walking distance of Gheluvelt Park, local brunch venue Kynd Folk, Worcester Lawn Tennis Club, riverside walks, the local co-op, petrol station, the city centre & two train stations with direct routes to Birmingham & London.

Comprising; porch & entrance hallway with a herringbone wood effect flooring. From the hall is a courtesy door into the garage (which leads on to the utility room) & access into the living room, kitchen/diner/family room, shower room, useful storage cupboard under the stairs & a range of floor to ceiling storage cupboards. The stairs rise to the first floor landing.

The living room has a feature fireplace with a log burning stove & wood flooring.

The kitchen/dining/family room has been re fitted by the vendor & has a range of base & wall units, ceramic sink with matt black centralised tap, integrated eye-level double oven, convection hob oven set within the island area, which also has a breakfast bar & further storage/pan drawers. There is an integrated fridge & freezer, tiled flooring, bi-fold doors out to





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+) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

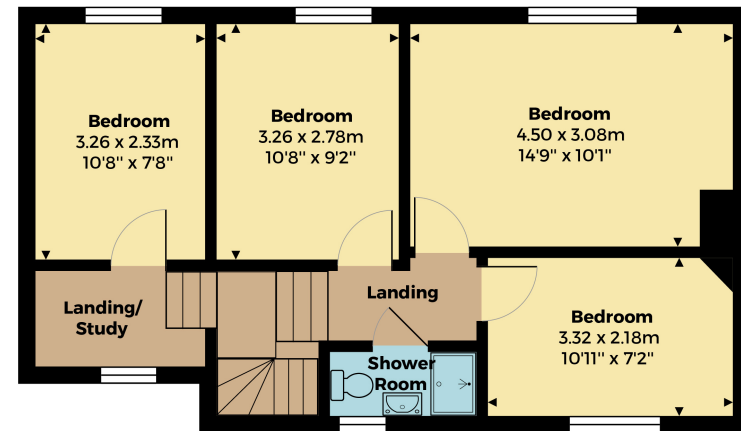
General Information

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