



8 Kipling Close, Worcester
WR3 8DR

A three double bedroom house set in a cul de sac on the popular Beechwood Park development. The home has been well cared for & is offered for sale with no onward chain.

The home falls within catchment of Tudor Grange Academy & there are also two bus stops nearby with access into the city centre & beyond,

Comprising; porch into the open plan living room/dining room, which has a dual aspect outlook & doors out to the rear garden. From the living area, the stairs rise to the first floor landing & doorway through to the kitchen. The kitchen has a range of base & wall units, sink & drainer, space for white goods & appliances & an integrated eyelevel oven with a counter top hob & an extractor. From the kitchen is a courtesy door into the garage & a door out to the rear garden.

To the first floor, the landing leads on to the three bedrooms, shower room & loft access. The main bedroom has built in wardrobes & a garden outlook. The shower room has been re-fitted by the current vendors & has tiling to the wall & floor, a shower cubicle, W.C , vanity wash basin with useful storage & a heated towel rail.

Externally, there is a driveway providing parking for several vehicles & a garage with an electric garage door, power & lighting.

The rear gardens are fenced & enclosed, with side gated access, a useful wall mounted ladder on a rack, an awning for the extra sunny days & a low maintenance garden being mainly laid to slab, with established planting.

The home is walking distance of canal-side walks, Perdiswell Park & leisure centre, Gheluvelt Park, Kynd Folk, The Alma Tavern & a petrol station/convenience store.

Worcester is a short drive away with a further range of amenities to include: pubs, bars, restaurants, cafes, shops, supermarkets, retail parks & leisure facilities. There are two train stations in the city, offering direct links to London, Birmingham & beyond.

Freehold

Council Tax Band C - 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 condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.

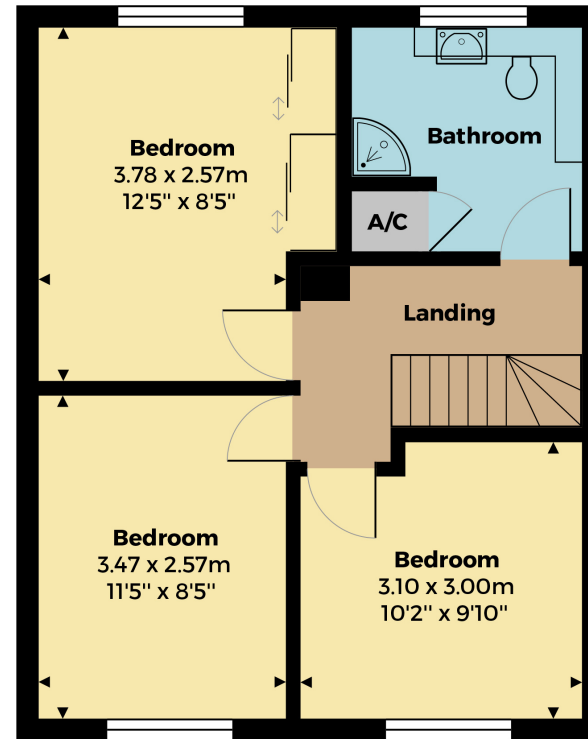
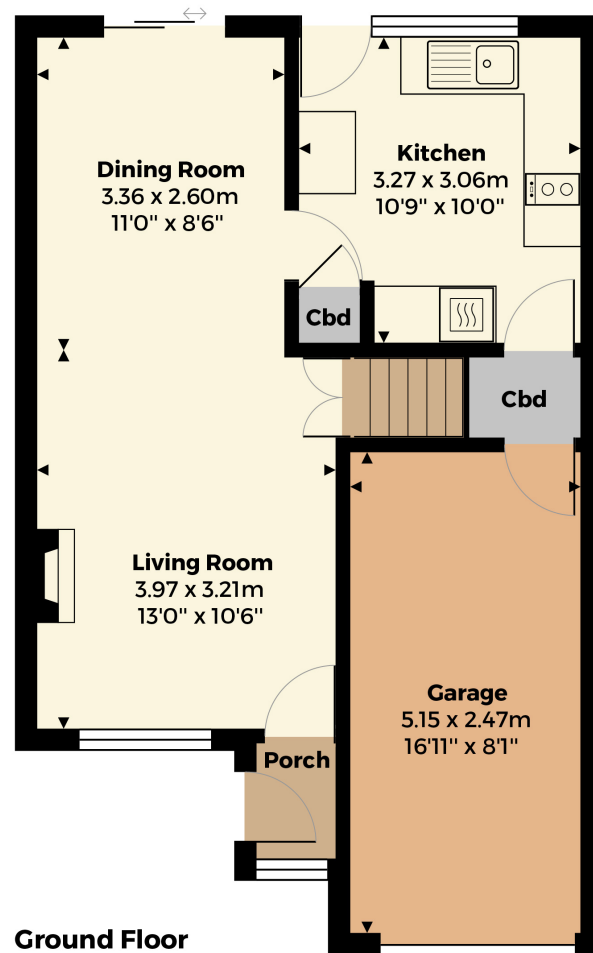


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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



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