



37b Pinkett Street, Northwick,
Worcester WR3 7EB

Situated walking distance of the city centre, local bus stop & Northwick Manor primary school.

This three bedroom semi detached home comprises; reception hallway with stairs rising to the first floor landing & access into the kitchen/diner & the lounge.

From the hallway is a useful side access to the rear garden. meaning you don't have to walk through the main body of the house.

The kitchen/diner has a range of base & wall units, integrated oven, hob & extractor, space for white goods & a sink & drainer.

The lounge has a feature fireplace & doors into the conservatory, which in turn overlooks the garden & has access to the patio.

Tot he first floor, the galleried landing leads on to all three good sized bedrooms & the bathroom. The bathroom has a three piece suite that comprises; bath, pedestal wash basin & a W.C.

Externally, there is a driveway providing parking for up to three vehicles & an integral garage. The rear garden is fenced & enclosed with a patio area, being mainly laid to lawn, with a useful shed & gated, rear access.

Northwick has a range of pubs, supermarkets, shops, a nearby park, schools, children's nurseries & a fish & chip shop.

Worcester has a wide range of amenities to include restaurants, bars, cafes, shops & train stations with direct links to London.

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

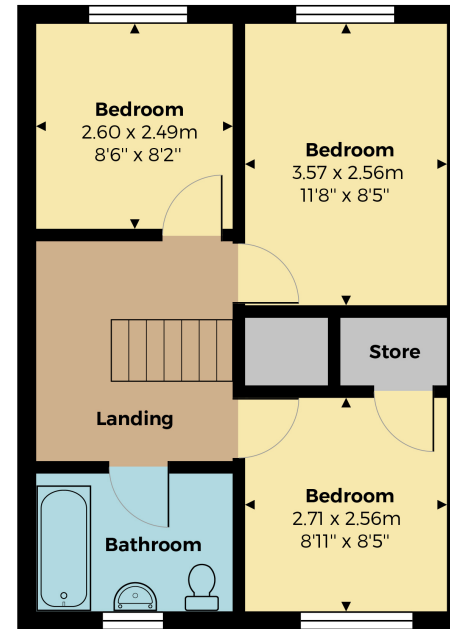
General Information

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