



12 Willis Place, Worcester
WR2 4BJ

An immaculately presented & generously proportioned three storey townhouse set within a cul de sac location & offered for sale with no onward chain.

This modern home is set over three floors & has an amazing principle bedroom, occupying the entirety of the top floor. This contemporary property comprises; reception hall with stairs rising to the first floor landing & access into the kitchen, W.C & lounge.

The breakfast kitchen is thoughtfully laid out & offers a range of base & wall units, a sink & drainer recessed into the bay window, integrated oven & hob, & built in appliances/white goods.

The lounge has a useful under-stairs cupboard, has tiled flooring & double doors out to the rear garden & a rear bay.

To the first floor, the landing gives access to three bedrooms & the family bathroom. The bathroom has a modern white suite, with a telephone dial over the bath, W.C, pedestal wash basin & heated towel rail & to the top floor, the bedroom has skylight windows, dressing area & an en-suite shower room with a shower cubicle, W.C & vanity wash basin.

Externally, there is a driveway providing off road parking for two vehicles & a single garage. To the rear, the garden is fenced & enclosed with side, gated access & being mainly laid to lawn.

The home is located in St Johns & is within catchment for both Pitmaston Primary & Christopher Whitehead schools. The home is walking distance of St Johns high street with its array of restaurants, pubs, cafes, shops & supermarkets. A further range of amenities can be for in Worcester city centre, a short bus or drive away, where there are train stations with direct links to London stations.

FREEHOLD

Council Tax Band D - 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.

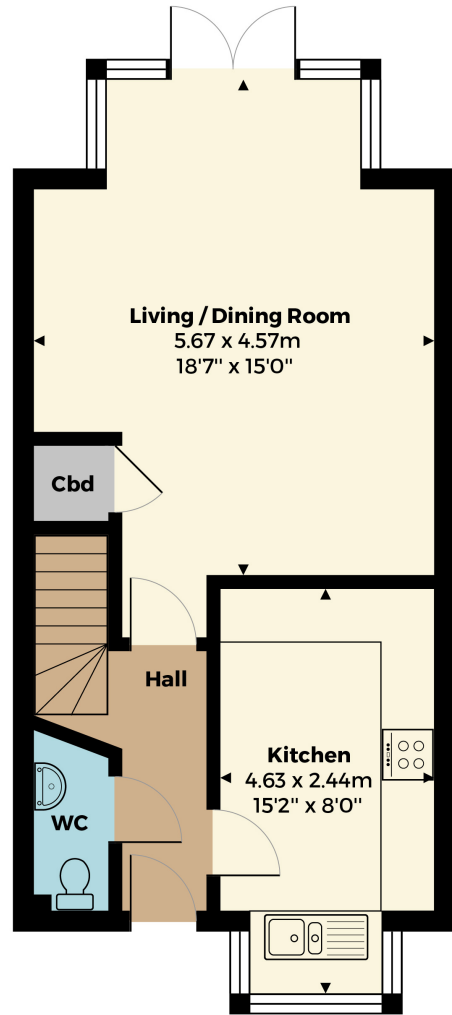


| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 93 |
| (81-91) B | 80 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

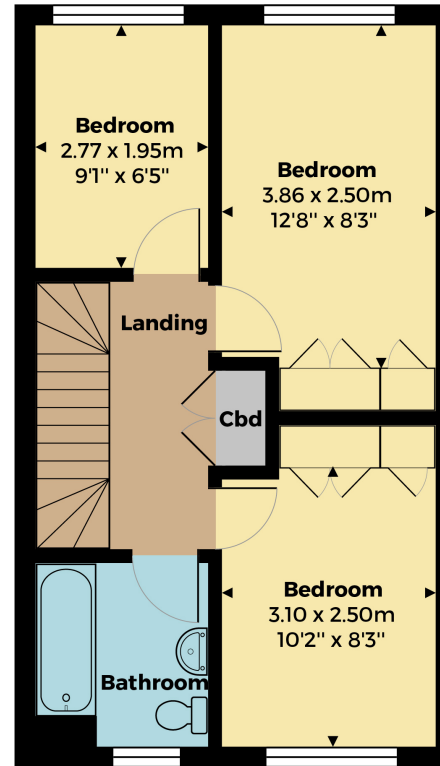
General Information

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.

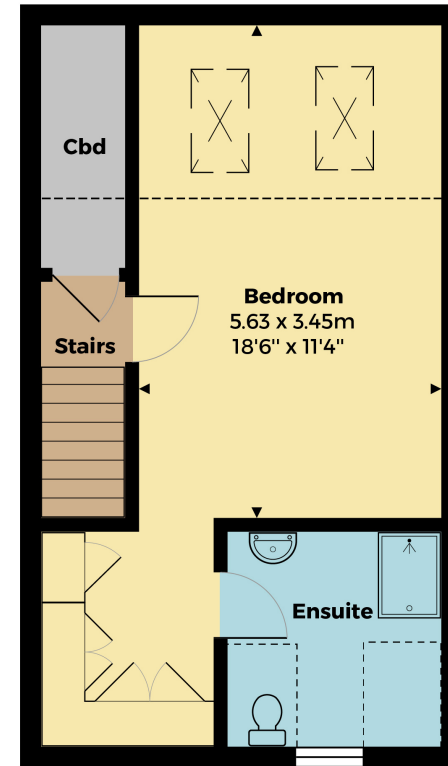
All measurements are approximate and for display purposes only



Ground Floor



First Floor



Second Floor