

FOR SALE
Shelton & Lines
sheltonandlines.co.uk
#loveworcestershire

4 Shrubbery Road, Barbourne,
Worcester WR1 1QR



Imagine living in a beautiful bay-fronted Victorian home with off-road parking, recently upgraded and modernised, all within walking distance of the city centre & rear access onto the canal path.

Upon entering, you are greeted by a spacious entrance hallway leading to a cozy lounge with a feature fireplace and bay window, seamlessly connecting to the dining area and a re-fitted kitchen with double doors opening to the landscaped gardens. The kitchen boasts modern amenities and the dining area has a wood-burning stove, creating the perfect space for entertaining or relaxing. The utility area has space for a washing machine & tumble dryer & leads on to the re-fitted W.C.

Upstairs, two double bedrooms offer a comfortable retreat, with the third bedroom off bedroom two. The classic white suite bathroom features a shower over the bath, adding convenience to your daily routine.

The layout upstairs can be altered to create separate access- please speak to a member of the team, who can guide you through this.

Step outside to find off-road parking and residents' permit parking, as well as fenced and gated gardens offering privacy and tranquility. The gardens have been landscaped by the vendors & have rear gated access.

This property offers a perfect blend of modern comforts and period charm, promising a delightful way of living within the heart of the city.

The home is walking distance of the city centre & its amenities, as well as Foregate Street train station, which has direct links to London Paddington. The home offers over 1200 sq ft of living accommodation.

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.

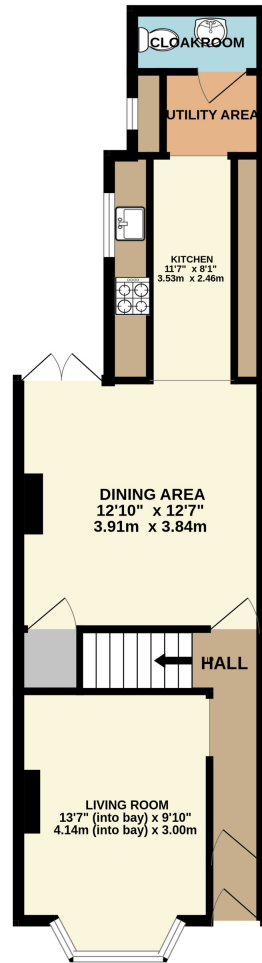


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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.

GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.

