



34 Wakeman Street, Barbourne,
Worcester WR3 8BQ

Perfect and beautiful, but that is enough about us; let's talk about Wakeman Street, which, strangely enough, is perfect and beautifully formed too.

The current owners bought this property from us five years ago, they were first-time buyers at the time and relocating to the City, walked into Wakeman Street and fell in love, we didn't blame them; it was so well presented that it shamed other homes in the area. When we were called out to value the home again, we were delighted that it was still the same as we remembered. Still perfect, still beautiful, but with the new vendors' additions.

So, if it is that beautiful, why are the current vendors moving? We are not sure if they didn't have a TV or if there were a spate of power cuts, but there are now two further additions to the family and it is time for them to move to a bigger home, preferably with a double garage to allow the vendor the chance to indulge in his hobby (although i am not sure getting 10 minutes of peace and quiet is actually a hobby!)

Apart from the fact it is perfect and beautiful, why should you view this home ? How about a gorgeous living room, light in the summer and warm in the winter, partly due to the a bio-ethanol fuelled fire (this one is not included in the sale) located within in the feature fire surround, maybe the fact that the dining room has a large, arched, brick feature fireplace where you can display all of your wine collection (it's a big fireplace and that would mean a lot of wine!), or possibly the garden room where you can sit with a coffee, or store even more wine, or the fact there is one of the two bathrooms found on the ground floor, this one being a shower room meaning you don't have to run up and down if you need to use the WC.

It could even be the two double bedrooms on the first floor, where the bedroom to the rear has its own en suite bathroom, which has a stunning roll-top bath.

Or maybe it is the fact that the rear garden is low-maintenance, very low-maintenance, meaning you can just come home after a hard day at work, and plonk yourself outside, open one of the 300 bottles of wine from the fireplace, and just zonk out.

We would tell you about the location, but it is Barbourne, therefore there is no need to tell you about the canal walks, Gheluvelt Park, and how close it is to the City centre.

So if you are a first-time buyer, downsizing, or simply moving sideways, then this lovely and loved home could be THE ONE, so book a viewing and find out.

FREEHOLD

Council Tax Band B - 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.

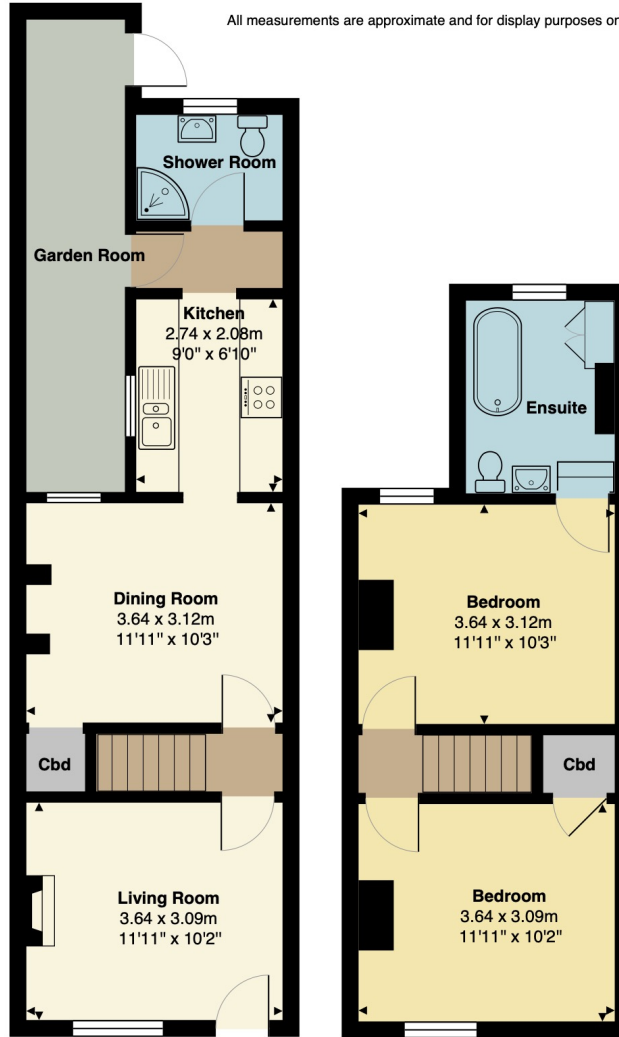


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

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