

173 Cranham Drive, Worcester  
WR4 9LZ



A generously proportioned three bedroom home set in a tucked away position.

This well cared for home comprises; reception hallway with stairs rising to the first floor landing & access into the living room & useful storage cupboards.

The lounge has a wood effect flooring & double doors through to the dining area, which in turn opens up into the kitchen & also leads out to the rear lobby with its access to the garden & its downstairs W.C. The kitchen has a range of base & wall units, sink & drainer, eye-level double oven, hob & space for appliances. This over-looks the rear garden.

To the first floor, the landing gives access to the three good sized bedrooms, the family bathroom & the attic hatch, with the bathroom (which has been re fitted by the current vendor) having a contemporary white suite with a shower over the bath, a W.C, pedestal wash basin & heated towel rail.







#### Agents Note

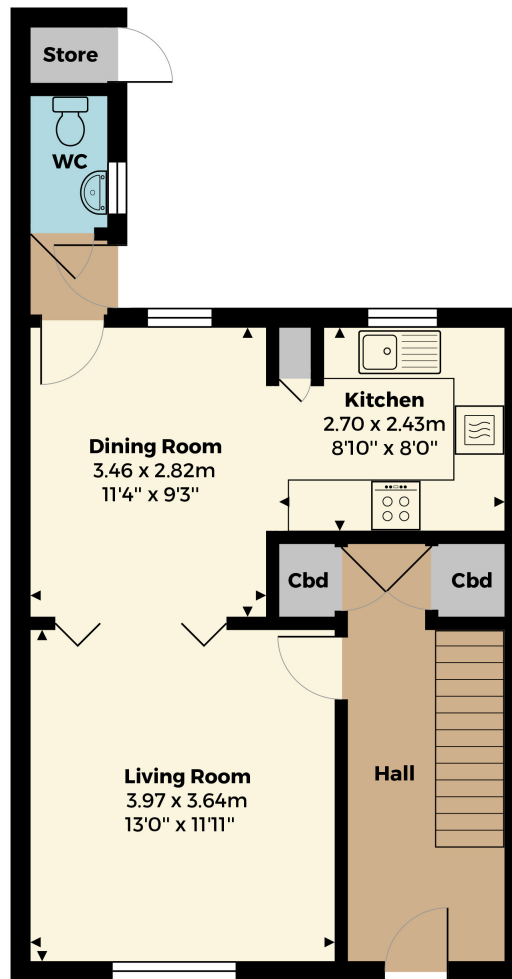
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



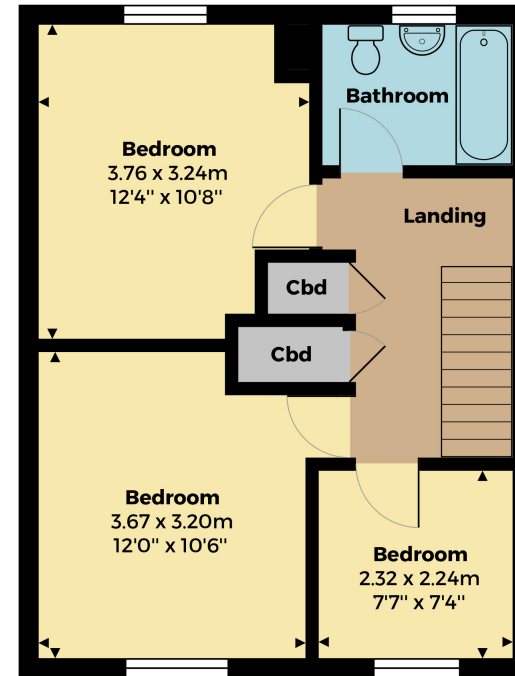
#### General Information

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