



14 Elm Green Close, Worcester
WR5 3HD

Located in a desirable area with the WR5 postcode, this spacious four-bedroom detached family home has been extended & upgraded. Conveniently situated for the M5, city centre, local bus stops into the city, and both Foregate Street and Worcestershire Park Way train stations with direct links to London stations.

The large reception hallway leads to the sitting room at the front of the property, and to the rear is the extended living room with patio doors opening to the rear garden. The extension also includes a generously sized family kitchen, which can easily accommodate a table & has been re-fitted by the present vendor. The kitchen has a range of base & wall units, sink & drainer, space for white goods & appliances & an oven with a 5-ring hob & extractor. Additionally, the ground floor features a cloakroom and a wet room/shower room.

The first floor comprises of four good sized bedrooms and the family bathroom.

Externally, there's off-road parking and an integral garage at the front, while the rear boasts a raised lawn area & is fenced & enclosed, with side access.

The home falls within catchment area of both Cherry Orchard & Nunnery Wood schools.

FREEHOLD


Council Tax Band E - Worcester Council





Agents Note

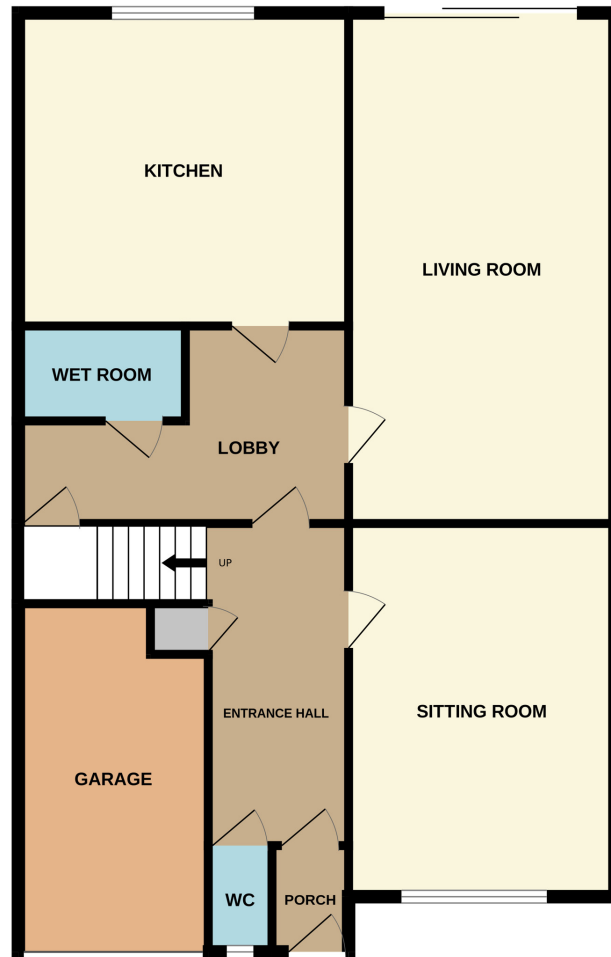
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(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.

GROUND FLOOR



1ST FLOOR

