



Barnes Way



Barnes Way

Worcester

Offers in Region of £250,000

Located within a popular residential location is this three bedroom semi-detached home offering good access to local amenities as well as the city centre and the M5 motorway. The property comprises sitting room, downstairs bathroom, kitchen opening to light and airy conservatory. To the first floor are three bedroom with ensuite shower room to bedroom one. The property further benefits from a driveway and rear garden.

We've Noticed

- **Semi-detached home**
- **Three bedrooms**
- **Downstairs bathroom + Ensuite shower room to bedroom one**
- **Popular residential location**
- **Good access to M5 motorway & city centre**



Entrance

Through front entrance door into hall with radiator, stairs to first floor and door into sitting room.

Sitting Room

With front aspect double glazed window, electric fire, radiator and sliding door into kitchen.

Kitchen

With matching wall and base units with work surfaces over, built-in oven, microwave and hob with cooker hood over, space for washing machine, tumble dryer, dishwasher and upright fridge/freezer. Opening into conservatory and a doorway into rear hall accessing bathroom.

Conservatory

With electric fire, side and rear aspect double glazed windows and doors leading to rear garden.

Bathroom

With a rear aspect double glazed window, P shaped bath with shower over, heated towel rail, WC and wash hand basin.

First Floor Landing

With side aspect double glazed window and doors into bedrooms one, two and three.

Bedroom 1

With front aspect double glazed window, radiator and door into ensuite shower room.

Ensuite Shower Room

With a front aspect double glazed window, WC, wash hand basin and shower.

Bedroom 2

With rear aspect double glazed window and radiator.

Bedroom 3

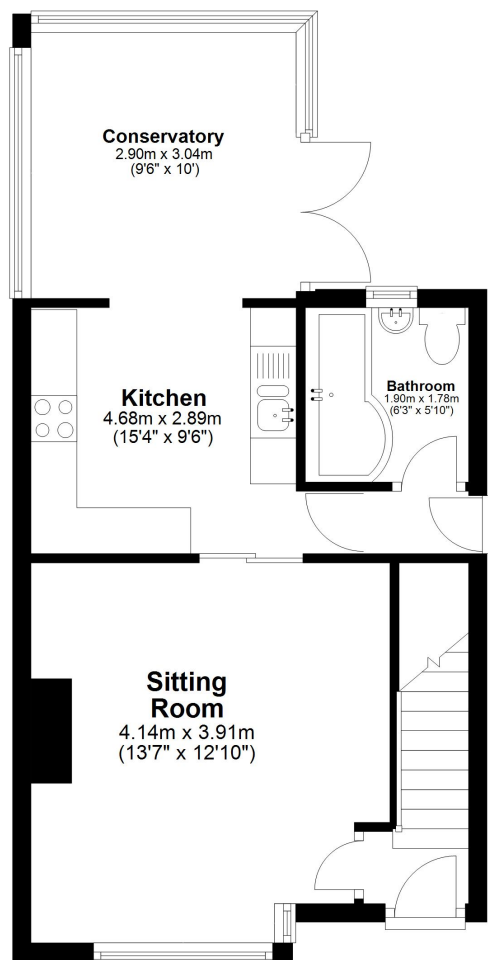
With rear aspect double glazed window and radiator.

Outside

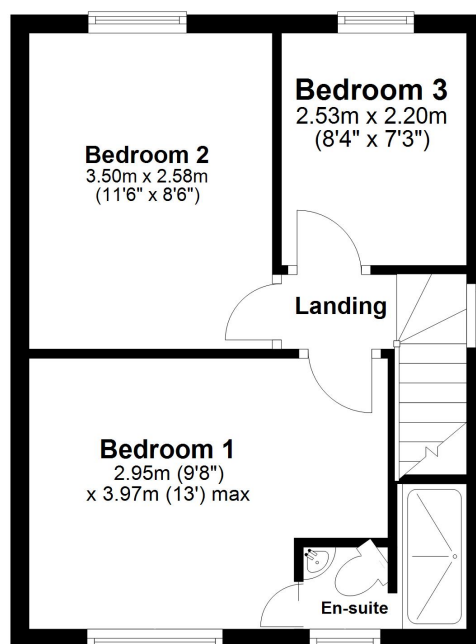
The front of the property is approached via a block paved driveway providing parking. To the rear is a garden laid mostly to lawn with patio area, garden shed and fenced boundaries with access to the side as well as rear.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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