



Spetchley Road



Spetchley Road

Worcester

Offers Over £525,000

Positioned within a much sought after area of Worcester is this four bedroom family home. The property provides excellent access to the M5 motorway both Northbound & Southbound. Worcester Main Parkway Railway Station is also with minutes of this charming property. The property comprises: Entrance porch leading to the hallway, WC, Sitting room, Dining room, Kitchen, Conservatory with a downstairs Gardening Shower room. On the first floor are four double bedrooms with ensuites to bedroom one and the family bathroom. The property also benefits from a large integral garage complete with a extra large driveway, and rear ga workshop with pleasant rear gardens. A viewing is highly recommended.

We've Noticed

- **Detached family home**
- **Four bedrooms**
- **Prime Worcester location for Property**
- **Excellent access to M5 motorway Southbound a& Northbound**
- **Parkway Mainline Railway Station within minutes**
- **Large driveway and integral garage**
- **Within minutes of Central Worcester**
- **Within minutes of Worcester Bus Routes**
- **South Facing gardens with mature foliage**
- **Good Primary & Secondary schools nearby**



Entrance

Through front entrance door into porch/hall with door into WC and hallway with further doors into sitting room and kitchen.

Sitting Room

With front aspect double glazed window, radiator, gas fire and opening into dining room.

Dining Room

With double doors into kitchen, doors into conservatory, radiator and space for dining table.

Kitchen

With wall and base units with work surfaces over, one and a half stainless steel sink with mixer tap over, space for cooker, rear aspect double glazed window, door to rear garden and further door into garage.

Conservatory

With radiator, sliding door into shower room and large bi-folding doors opening to rear garden.

Shower Room

Wet room with rear aspect double glazed window, heated towel rail, WC, wash hand basin and shower.

Frist Floor Landing

With front aspect double glazed window, doors into bedrooms and bathroom.

Bedroom One

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

Ensuite

With side aspect double glazed window, shower, WC, wash hand basin and extractor fan.

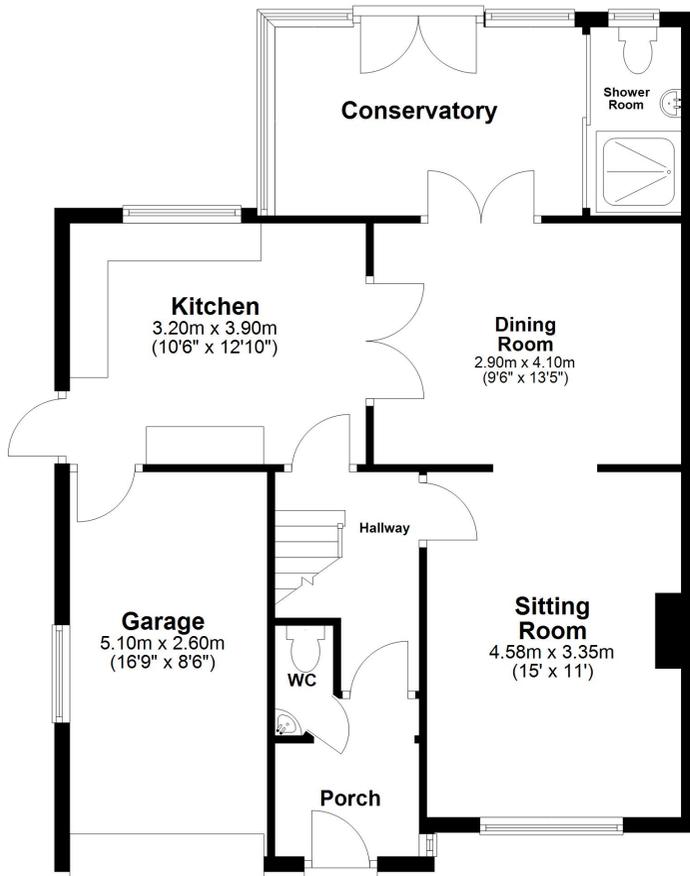
Bedroom 2

Currently used as an art/craft room offering plenty of natural light making it a versatile room with front and side aspect double glazed window and radiator.

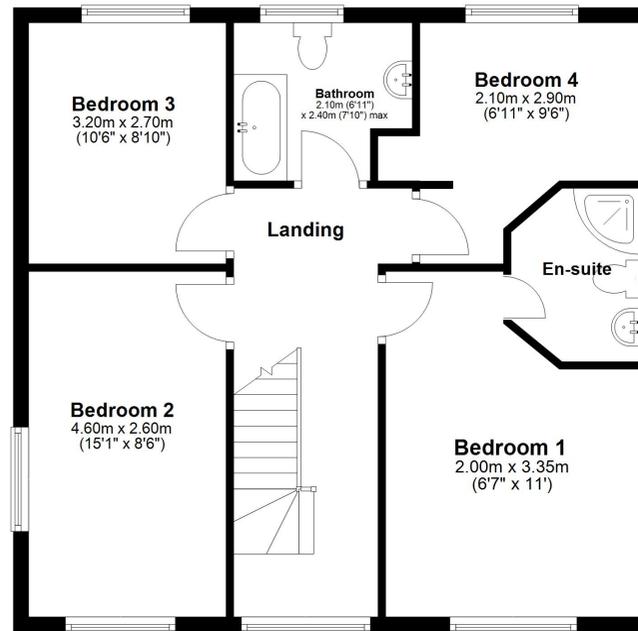


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	87
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor



First Floor



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