



Sandys Close





# Sandys Close

Worcester

£300,000

Positioned within the sought after location of Rushwick offering great access to the M5 motorway is this well presented three bedroom semi-detached home. The accommodation comprises sitting room, kitchen/diner and WC. To the first floor are three bedrooms and a family bathroom. The property further benefits from a driveway and pleasant rear garden. A viewing is highly advised!

## We've Noticed

- **Semi detached home**
- **Three bedrooms**
- **Sitting room, Kitchen/Diner & WC**
- **Driveway**
- **Built-in 2021**
- **Estate Charge £394.46**
- **Must be viewed!**





**Entrance**

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

**Sitting Room**

4.5m x 3.7m (14' 9" x 12' 2") With front aspect double glazed window, radiator and door into inner hall.

**Inner hall**

With door in kitchen/diner, WC and under stairs storage cupboard.

**Kitchen/Diner**

4.6m x 2.7m (15' 1" x 8' 10") With rear aspect double glazed window and doors opening to rear garden, space for dining table, matching wall and base unit with work surfaces over, sink and drainer with mixer tap, built-in oven and hob with cooker hood over. Built-in washer/dryer, dishwasher and fridge/freezer.

**WC**

With WC and wash hand basin.

**First Floor Landing**

With doors into bedrooms one, two, three and bathroom.

**Bedroom 1**

4.6m x 2.75m (15' 1" x 9' 0") With front aspect double glazed window and radiator.

**Bedroom 2**

3.3m x 2.8m (10' 8" x 9' 2") With rear aspect double glazed window and radiator.

**Bedroom 3**

3.30m x 1.80m (10' 10" x 5' 11") With rear aspect double glazed window and radiator.

**Bathroom**

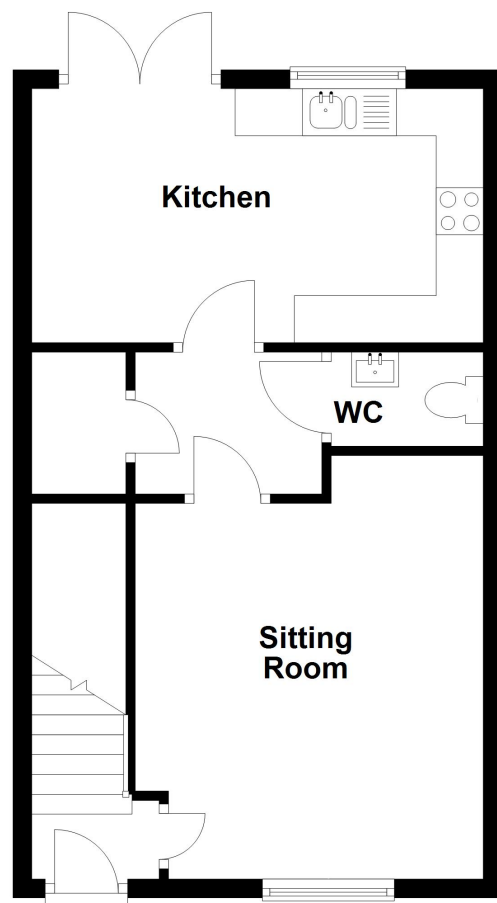
1.95m x 1.8m (6' 5" x 5' 11") With side aspect double glazed window, WC, wash hand basin, bath with shower over.

**Outside**

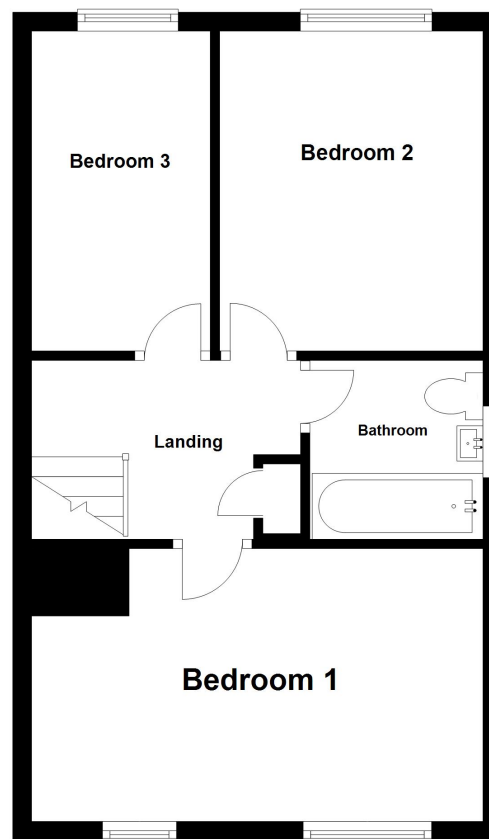
The front of the property is approached via a pathway to entrance door with tandem driveway to the side of the property and gate accessing rear garden.



## Ground Floor



## First Floor



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         | 97        |
| (81-91) <b>B</b>                            | 84      |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

46 Foregate Street, Worcester WR1 1EE

Tel: 01905 723545 info@hillsestateagents.co.uk

[www.hillsestateagents.co.uk](http://www.hillsestateagents.co.uk)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

