



89 Stanley Road, Worcester
WR5 1BE

A charming & well presented bay fronted Victorian home offered for sale with no onward chain. The home is a 15 minute walk into the High Street.

This period property, dating back to 1889 comprises; fore garden with door into the lounge, with feature fireplace & bay window. From the lounge, the inner hallway gives access to the staircase that rises to the first floor landing & into the separate dining room.

The dining room has a garden outlook, a feature painted stone fireplace, doorway down to the cellar & access into the kitchen.

The kitchen has a door out to the garden & benefits from a range of base & wall units, sink & drainer, cooker with ceramic hob and space for white goods & appliances.

To the first floor, the landing gives independent access to both double bedrooms & the re-fitted shower room. The loft hatch is located on the landing & the loft is part boarded, insulated, with a pull-down ladder.

The shower room has a walk in shower cubicle, a W.C & a vanity wash hand basin.

Externally, there is a generous rear garden that is fenced & enclosed & low maintenance. You have the right of access across two other gardens to take bikes/bins etc through instead of through the house if you wished. There is also a useful outside W.C.

Fort Royal Park is a short walk away, along with a convenience store, a retail park & two train stations. Worcester city has a wide range of amenities to include restaurants, pubs, bars & cafes, shops, superstores, supermarkets & leisure facilities. The hospital is a short bus ride away, the stop is by Shrub Hill Station. Worcester Foregate & Shrub Hill stations both have links to London stations, Hereford and Birmingham.

FREEHOLD

Council Tax Band B - 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 condions 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



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