



6 Browning Close, Barbourne,  
Worcester WR3 8DE

A three double bedroom home, set within a cul de sac location on the popular Blanquettes development.

This upgraded & well cared for home comprises; porch into the living/dining room which has a dual aspect outlook, a feature fireplace, stairs rising to the first floor landing. The dining area leads out into the garden, via double doors & there is access into the fitted kitchen which has a range of base & wall units, sink & drainer, a useful under-stairs cupboard, integrated double oven, hob & extractor, space for white goods & a door out to the rear patio.

To the first floor, the landing leads on to all three double bedrooms, with the main bedroom having built in wardrobes & a garden aspect. The bathroom has a contemporary white suite, with a shower over the bath, close coupled W.C & a vanity wash basin with under sink storage & an airing cupboard. Externally, there is a garage with an up & over door, a block-paved driveway, front garden & a generous sized rear garden that is fenced & enclosed with gated rear access. The garden is mainly laid to lawn with planted beds & borders & a patio area.

The home is walking distance of Perdiswell Park & leisure centre, the canal system into the city centre, a bus stop with direct access in to the centre & a 6 minute walk to the local pub. The home falls within catchment of Tudor Grange schools.

Worcester has a wide range of amenities to include: restaurants, pubs, bars, cafes, leisure facilities, shops, supermarkets & retail parks. There are two train stations offering direct links to London.

FREEHOLD

Council Tax Band C 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.

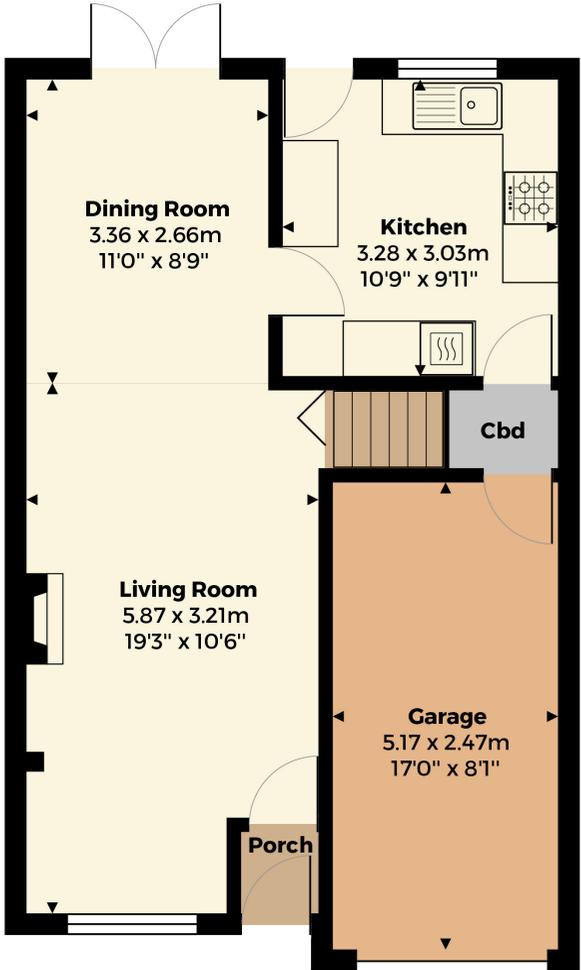


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

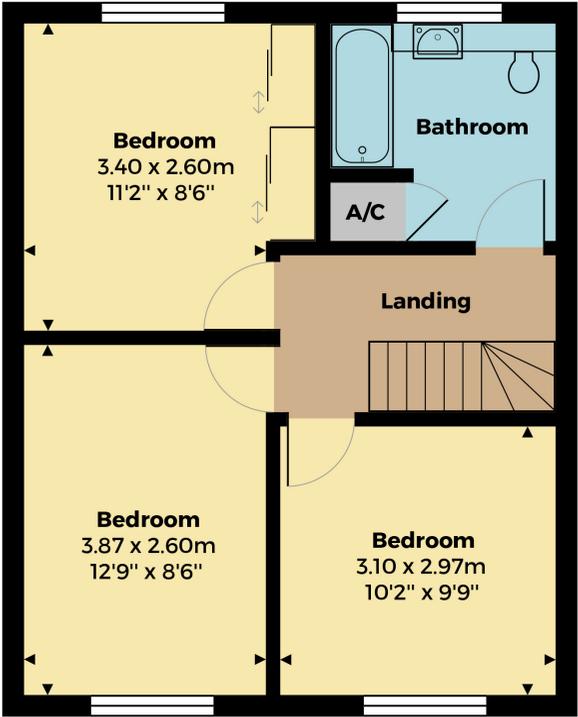
**General Information**

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.

All measurements are approximate and for display purposes only



Ground Floor



First Floor

sheltonandlines.co.uk