

4 Langdale Road, Barbourne,
Worcester WR1 3AJ

A heritage style mews home being situated in a tucked away position in the heart of Barbourne. This contemporary property is offered for sale with no onward chain & is walking distance of the city centre & convenient for the M5 J6.

This two double bed, two bathroom house comprises; entrance hallway with stairs rising to the first floor landing & access into the larger than average W.C, kitchen & living room. The kitchen has a range of base & wall units, sink & drainer & space, integrated oven, hob & extractor, fridge/freezer, dishwasher & space for a washing machine. The lounge/diner has a rear bay & double doors opening on to the gardens.

To the first floor, the landing gives access to both bedrooms & the bathroom. The primary bedroom has a garden view, built in wardrobes & an en-suite shower room with a wash basin & toilet.

The main bathroom has a bath with a shower over, W.C & wash basin.

Externally, there is allocated parking & a generously proportioned rear garden with a good degree of privacy, that is fenced & enclosed. It is mainly laid to lawn with beds, borders & a patio.

A new Waylands Yard is opening in 2025 at the former Pump House, which will be a 9 minute walk from the property. The home is also walking distance of both the city centre & local cafes, restaurants, pubs & a Sainsbury's Local.

Worcester has a wide range of amenities, including shops, supermarkets, retail parks & schooling.

FREEHOLD

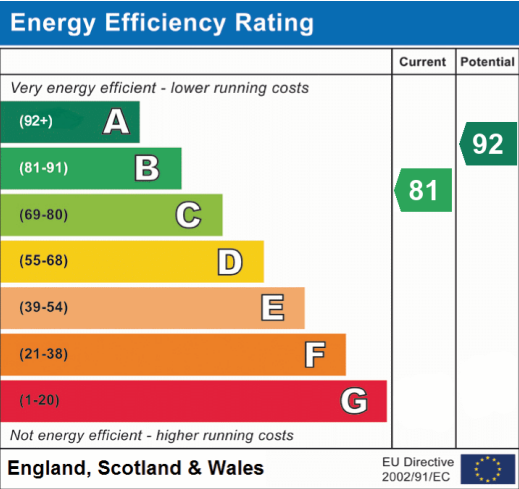
Council Tax Band C - Worcester Council





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 condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



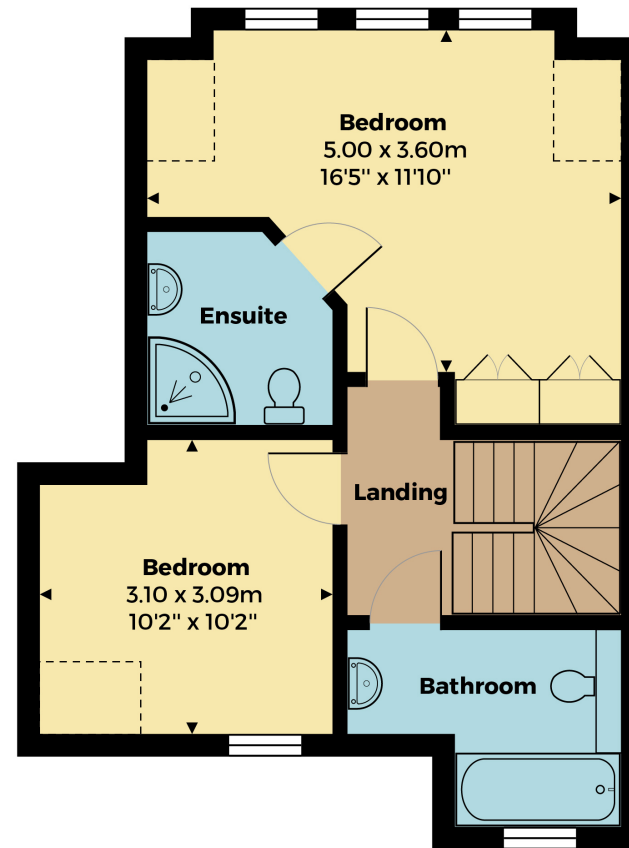
General Information

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



Ground Floor



First Floor

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