



5 Cover Green, Home Meadow,
Worcester WR4 0JF

This home is currently being used as an HMO and was originally designed with four bedrooms. However, the study has been converted into a fifth bedroom with its own ensuite. At present, the property could greatly benefit from new windows, guttering, and soffits.

Upon entering the property, you will find double doors leading to the Living Room, which features a large conservatory accessible through sliding doors. The Kitchen/Dining Room and Bedroom Number 5 with its own ensuite can also be found off the entrance hall.

Moving up to the first floor, there are four additional bedrooms, two of which have ensembles, as well as a family bathroom.

Outside, the front of the property offers ample off-road parking spaces and a detached double garage. The rear of the property features a lawned area.

Council Tax Band F - 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.

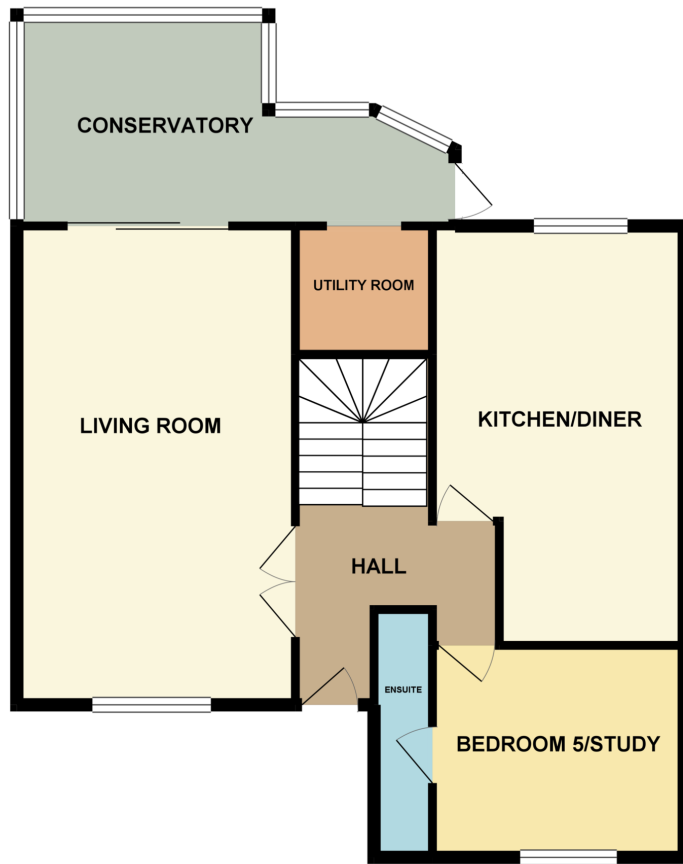


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

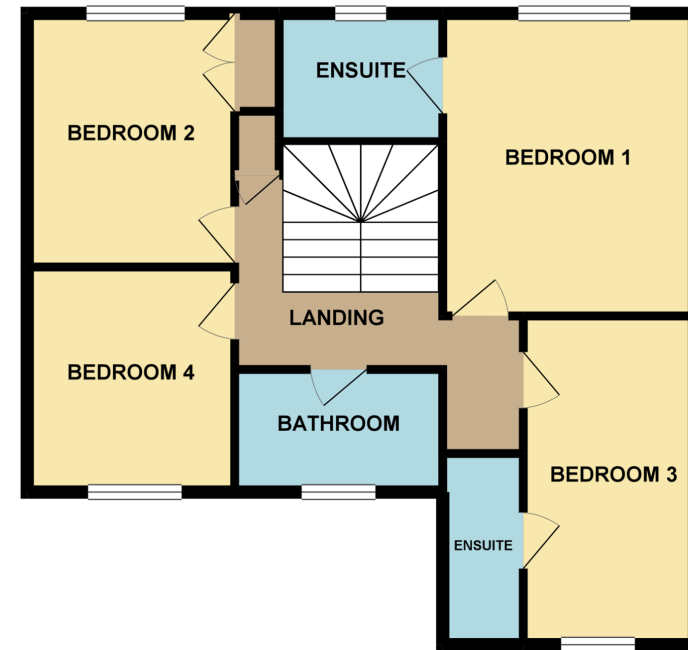
General Information

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.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.

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