



77 Brookthorpe Close,  
Worcester WR4 9PJ



A refurbished & upgraded house set within a cul de sac location, offered for sale with no onward chain.

This highly specified three bedroom home has undergone an extensive renovation & comprises; entrance hallway with stairs rising to the first floor landing & access into the downstairs W.C, lounge & kitchen/diner.

The lounge has wood effect flooring & spotlights to the ceiling. The kitchen/diner has a range of base & wall units that are soft-close, integrated dishwasher, fridge/freezer, double oven, hob & extractor, space for a washing machine, spotlights to the ceiling, tiled splash-back. Double doors lead out to the garden & the kitchen overlooks the rear.

To the first floor, there is a built in storage cupboard & doors that lead to all three bedrooms & the shower room. The shower room has porcelain tiles to the floor, a walk in shower cubicle, vanity wash basin, W.C & heated towel rail, spotlights & light up vanity mirror. Two of the bedrooms have built in wardrobes & feature LED mood lighting that is remote controlled.

Externally, there are front & rear gardens, with the rear gardens being low maintenance & slabbed, fenced & enclosed with gated rear access, raised beds & a useful lockable shed/store.

The property is convenient for several pubs, convenience store & bus stop. Worcester is a short drive away with a wide range of amenities to include pubs, restaurants, bars, cafes, retail parks, supermarkets & leisure facilities. There are two train stations with direct links to London & the M5 J6 is a few minutes drive from the house.

NB; the bedrooms are painted with a specialist 'Marco-Polo' paint & the vendor will leave the tins for touch-ups.

FREEHOLD

Council Tax Band B- Worcester City 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.

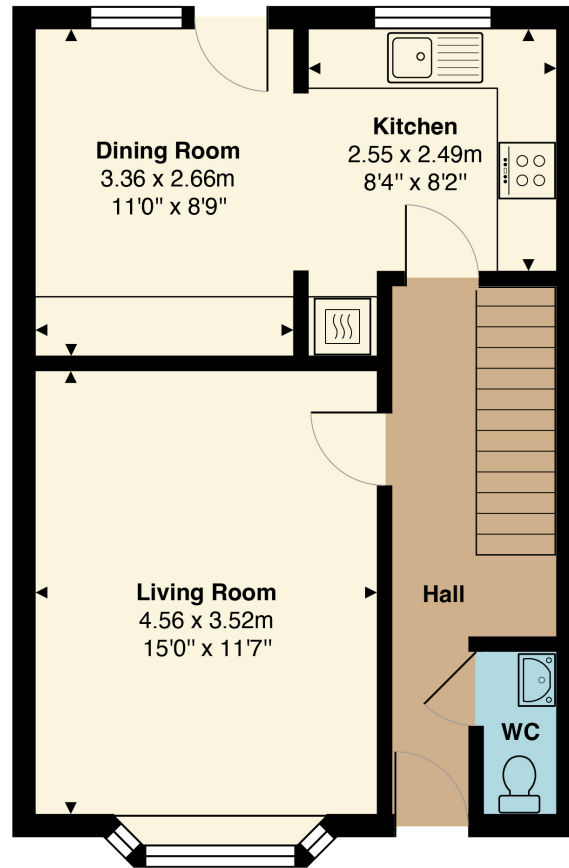


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

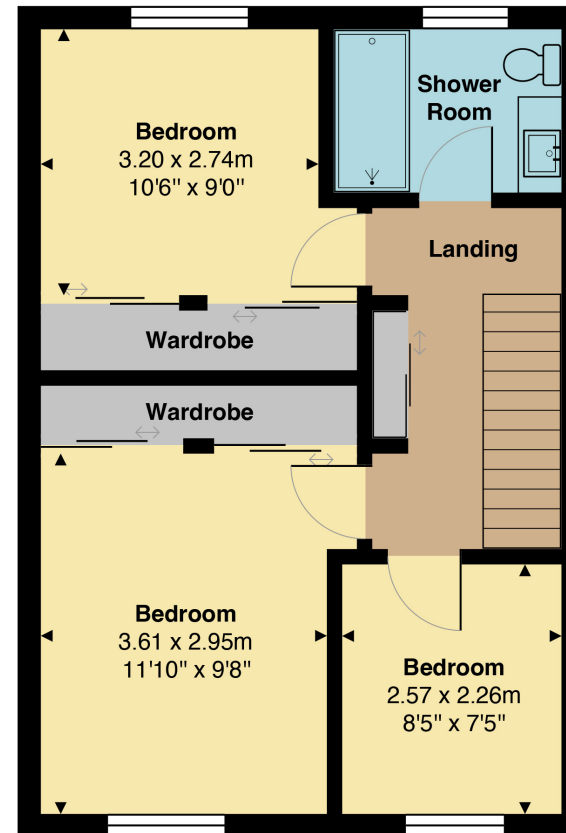
**General Information**

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

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