



Pole Elm Close





# Pole Elm Close

Worcester

440000 £440,000

Situated within the popular village of Callow End while still offering good access to Worcester as well as the M5 motorway is this large four bedroom detached family home. The property comprises of entrance hall, large reception room, kitchen, utility, WC. To the first floor are four bedrooms and family bathroom. Outside there is a driveway, garage and good size rear garden. The property is for sale with no onward chain and a viewing is highly advised.

## We've Noticed

- **Detached home**
- **Four bedrooms**
- **Pleasant and substantial rear garden**
- **Driveway and garage**
- **Large reception room, kitchen, utility and downstairs WC**
- **No onward chain**





**Entrance**

Through front entrance door into hallway with radiator, stairs to first floor and doors into sitting room, kitchen and WC.

**Sitting Room**

With large front aspect double glazed window and rear aspect double glazed sliding doors to rear garden. Radiators, electric fireplace and door into kitchen.

**Kitchen**

With rear aspect double glazed window, matching wall and base units with work surfaces over, stainless steel sink and drainer, space for cooker and further appliances, radiator, wall mounted boiler, storage cupboard and door into utility.

**Utility**

Unit with stainless steel sink, space for appliance, side aspect double glazed window and door to side of property.

**WC**

With front aspect double glazed window, WC, wash hand basin and radiator.

**First Floor Landing**

With doors into bedrooms and a bathroom.

**Bedroom 1**

With front aspect double glazed window and radiator.

**Bedroom 2**

With rear aspect double glazed window, built-in sliding wardrobes and radiator.

**Bedroom 3**

With rear aspect double glazed window built-in wardrobes and radiator.

**Bedroom 4**

With front aspect double glazed window, built-in storage and radiator.

**Bathroom**

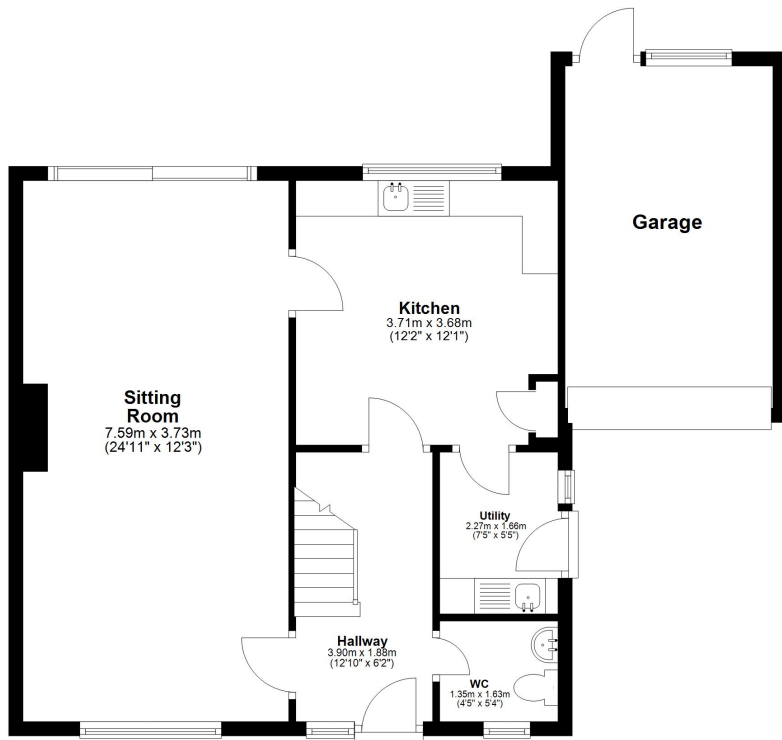
With side aspect double glazed window, radiator, WC, wash hand basin, bath with shower screen.

**Outside**

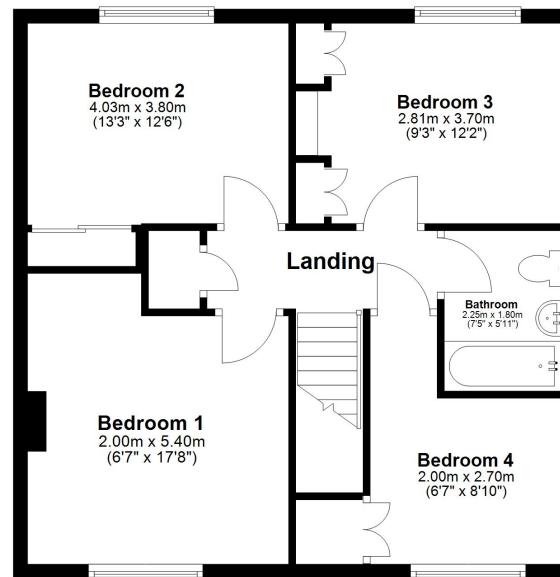
The front of the property is approached via driveway and lawned foreagrden leading to the entrance door and garage to side of property. To the rear is deceptively large rear garden leading around to the rear of the neighbouring properties garden, laid mostly to lawn with trees, shrubs and herbaceous borders, garden shed, patio area and fenced boundaries.



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	58
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

46 Foregate Street, Worcester WR1 1EE

Tel: 01905 723545 info@hillsestateagents.co.uk

[www.hillsestateagents.co.uk](http://www.hillsestateagents.co.uk)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

