



13 Sheringham Road,  
Copperfields, Worcester  
WR5 3RA

An extended detached family home finished to a high standard throughout and situated within Copperfields, convenient for the M5 & the city centre.

The home has a driveway for side by side parking for several vehicles & comprises; entrance hallway with stairs rising to the first floor landing & access into the kitchen/diner, utility room with storage cupboards, lounge & a shower room. The living room allows access out to the rear garden, as well as in to the separate dining room. The kitchen/diner has a range of base & wall units, sink & drainer and an 'Aga.' Alternatively there is also a Bosch cooker, Bosch hob, Integral Bosch microwave and Integral dishwasher & 'Karndean' flooring.

The utility room has further space for appliances & white goods & also links through to the dining room, which in turn gives access out the garden.

To the first floor, the landing leads on to the three bedrooms & family bathroom. The bathroom has a shower over the bath, W.C & pedestal wash basin.

Externally, there is a block paved driveway to the front & a low maintenance garden being fenced/hedged & enclosed with mature planting.

The home is set to the south of the city & is walking distance of St Peters Tesco superstore, as well as nearby bus stops. Riverside views in Diglis are around a half an hour walk away. Worcester has a wide range of amenities to include pubs, shops, restaurants, cafes & bars.

FREEHOLD

Council Tax Band C - Worcester Council





**Agents Note**

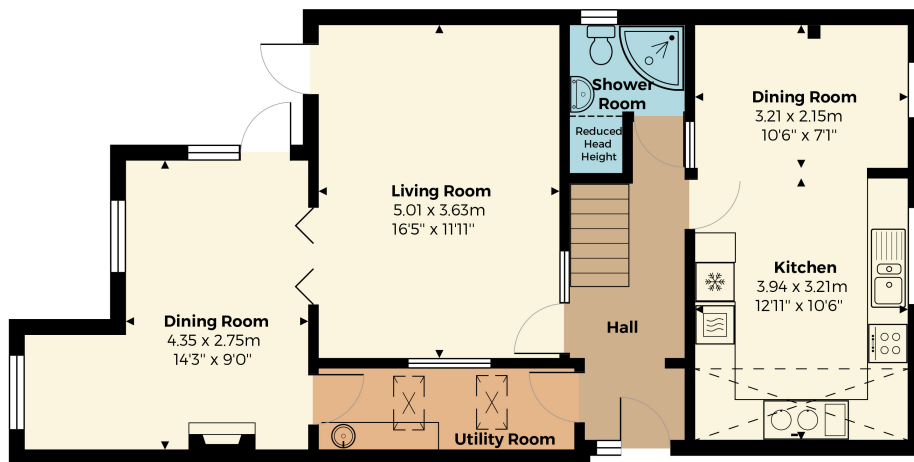
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



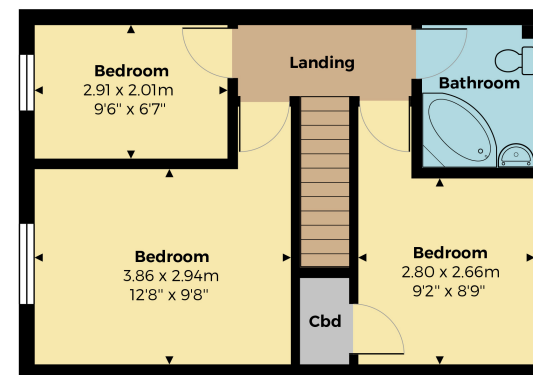
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &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.



**Ground Floor**



**First Floor**

All measurements are approximate and for display purposes only

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