



110 Northwick Road, Worcester  
WR3 7EE



A double fronted, cottage style detached home in Northwick with three double bedrooms, parking & a garage. Offered for sale with no onward chain.

This home is within catchment for Northwick Manor, has over 1100 square feet of space & has scope to make your own. It comprises hallway with stairs rising to the first-floor landing & access into the dining room, living room, kitchen & downstairs toilet/WC. The living room is dual aspect & has both garden views & access outside via sliding doors. The dining room has a fireplace & a kitsch serving hatch through to the kitchen. This could be made into a dining kitchen, subject to any necessary permissions. The kitchen has a range of base & wall units, space for appliances & white goods & a door out to the rear garden.

From the first floor landing, the doors lead through to the three double bedrooms, shower room & a storage cupboard that could be a walk-in wardrobe or en-suite.

Externally, there are front, rear & side gardens & rear access to the driveway & garage which are accessed from Saunders Street.

The home is convenient for Northwick Manor primary school & is walking distance of several pubs, a fish & chip shop & small supermarket. Gheluvelt Park & Northwick playing fields are also nearby. Worcester itself has a wide range of amenities, to include pubs, bars, restaurants, cafes, shops, supermarkets, retail parks & leisure facilities. There are two train stations with direct links to London.

FREEHOLD

Council Tax Band D - 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.

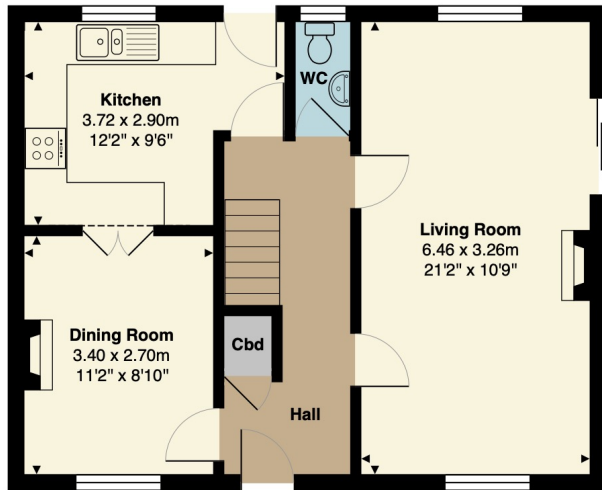


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

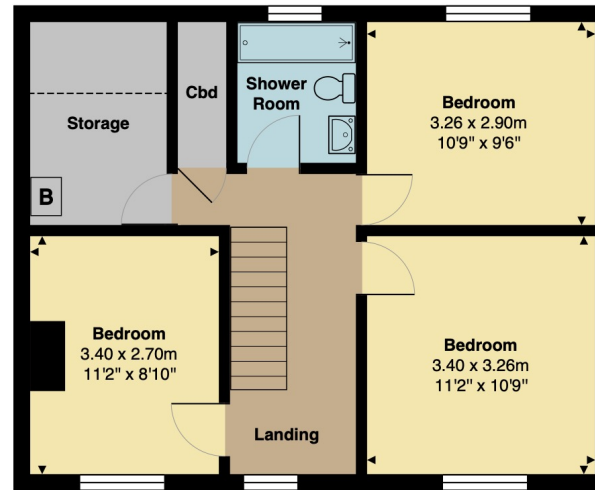
### General Information

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.

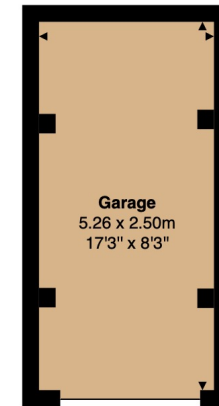
All measurements are approximate and for display purposes only



Ground Floor



First Floor



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