

12 Courtland Close, Claines,  
Worcester WR3 7RB



An immaculately presented home situated within a cul de sac, walking distance of a bus stop & local co-op store. This three bed house is convenient for both the M5 & the city centre & the Northwick Manor Heritage trail.

The home, falling in to catchment for Northwick Manor Primary School comprises; entrance porch with access into the hall area, which in turn leads on to the stairs to the first floor landing & into the lounge. The porch provides useful space for boots & coats. The lounge has a wood-burning stove, for extra cosiness & the lounge leads into the dining area. The dining area has a garden view & patio doors out to the garden & access into the kitchen. From the kitchen you can also see the garden view & it comprises of base & wall units, sink & drainer, space for oven & hob, boiler & space for white goods/appliances. There is a side courtesy door to the rear.

To the first floor, the landing leads on to all three bedrooms, the shower room & airing cupboard.

Externally, there is parking for 2 vehicles via the driveway & a further en bloc garage.

To the rear, there is an enclosed garden with side,gated access. The garden is low maintenance & has a decked seating area. To the rear of the home is a sub station that the National Grid access periodically to maintain. This does not affect your privacy or enjoyment of the home as they do not cross your property.

The home has solar panels, keeping the current vendors bills low & meaning her combined gas & electric bill is around £80pcm. Of course, this is subject to change dependent on your personal usage. Please speak to us regarding any queries you have in relation to this.

Worcester city has a wide range of amenities to include pubs, restaurants, cafes, shopping, supermarkets, a range of schooling, doctors, dentists & Worcester Royal Hospital.

FREEHOLD

Council Tax Band C - Worcester Council







#### Agents Note

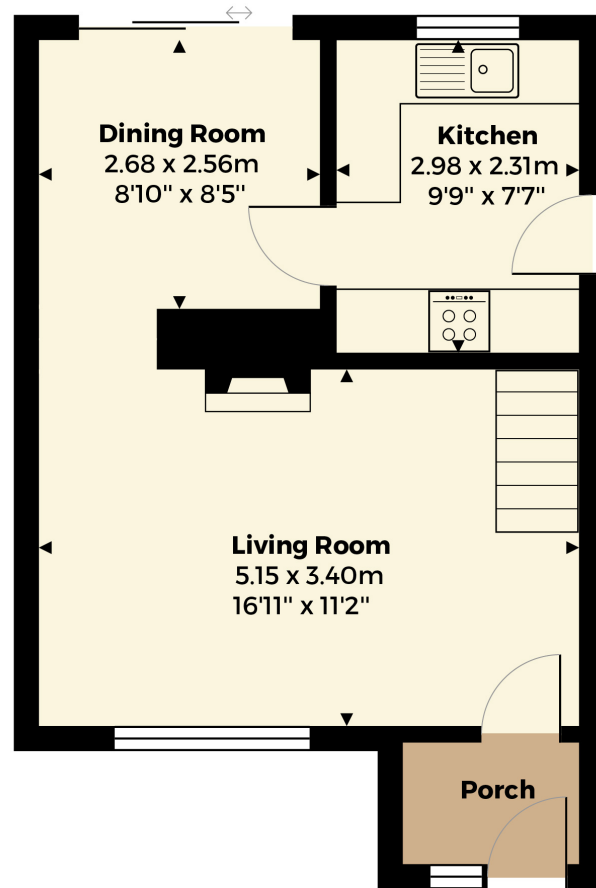
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



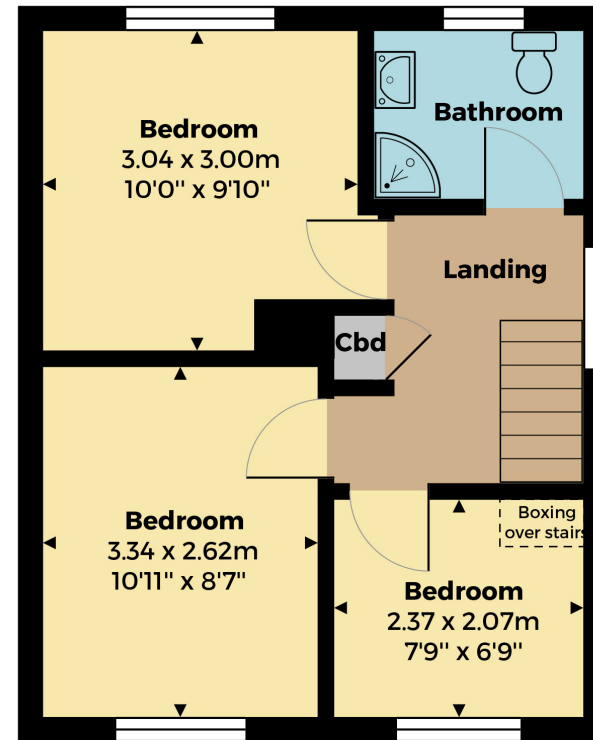
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</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.



**Ground Floor**



**First Floor**

All measurements are approximate and for display purposes only

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