



34 Kiln Crescent, Worcester
WR3 8BT

We know that modern houses are not everyone's cup of tea; certainly, they do not offer 12-foot-high ceilings or, indeed, Victorian sash-style windows, but they do offer you the one thing that we all need more oftime.

With our busy lives of work, more work and extra work added on for good measure, well, you have to fund the mortgage somehow; sometimes you just want to go home and relax, walk through the door, flick your shoes off and throw your coat on the floor (if you have a partner, read as the following: Place your shoes neatly on the doormat and hang your coat on the hook), and take the time to just unwind or spend your weekend time with your feet up. That is the real beauty of a more modern home: less work to do, more time for fun!

When it is moving time, there is no need to worry about blocking up the entire street with a van; just park it on your own driveway right by your front door, and that by itself is a time saver too – no looking for a parking space for 5 minutes and then having to sprint to your door whilst carrying two bags of shopping in the pouring rain only to find you left the milk in the car.

To save even more time on moving day, we recommend labelling your boxes. There is nothing worse than opening a box that you think is bed linen only to discover it is in fact a box of old Nokia phone chargers from the 90s that your dad thought you might have use for, so we would number them as follows:

BOX 1 – Living Room – Although you may not be able to get your couch, chair or coffee table in a box, you can get in all those photos and art that will make the room personal to you, and 60 cushions as well; it is very much the in thing now: buy an expensive couch and cover it in as many cushions as you can until you can no longer see the couch.

BOX 2 - Kitchen/Dining Room - This is the first place to start unpacking the kettle, cups and milk (it's in your car on the driveway!) and make a cuppa; find a box to sit on and maybe dunk a biscuit. With this modern kitchen there is nothing to do – plenty of storage at eye and base level and integrated appliances, so you can potter around putting things away in your own time or set up the dining table and open the patio doors and enjoy some fresh air whilst everyone else puts the pans and crockery away (just don't get caught).

BOX 3 - Cloakroom and Shower Room - Two rooms, one box, more time-saving! Soaps, toothbrushes and paste, cleaning products, but more importantly, really fluffy towels to put on the heated towel rail – now that is what we call comfort.

BOX 4 – Bedroom 1 – This double bedroom faces to the rear and is not overlooked from behind, so stake your claim by building the bed and popping your clothes in the wardrobe. We advise shutting the door so you can take a well-earned 40 winks whilst others are dealing with BOX 5.

BOX 5 - Bedroom 2 - You can put another double bed in here; maybe it will be a guest room where you can also have an office/gaming room or the kids' room, in which case BOXES 6 - 23 will be full of toys.

OUTSIDE – There are never really boxes for the outside, except for the ultimate one – the shed. Pop your lawnmower in and your trowel, and you are done.

TIME – Well, you have moved in; your home is perfect with nothing to do, so maybe spend your time waiting for your lawn to grow whilst lounging on the patio, or take a meander up the canal and into the city for a late brunch, or lie on the couch with a good book (you may have to remove 20 or so cushions though). Ran out of milk? Then just wander down the road to the local store – the point is that with a more modern house, your free time is exactly that ... yours!

So call us to make a viewing, and we can tell you what times we have available.

FREEHOLD

Development Service Charge £57.45 per six months.

Council Tax Band B - 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 conditions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.

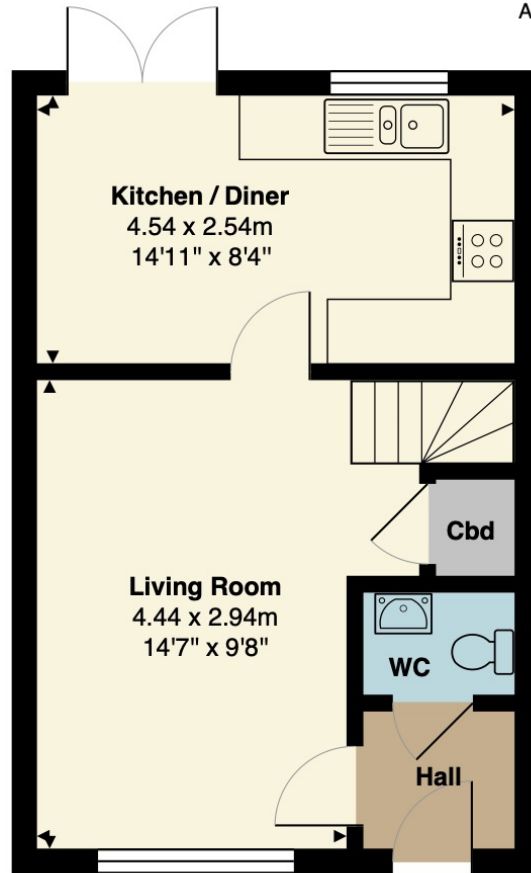


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

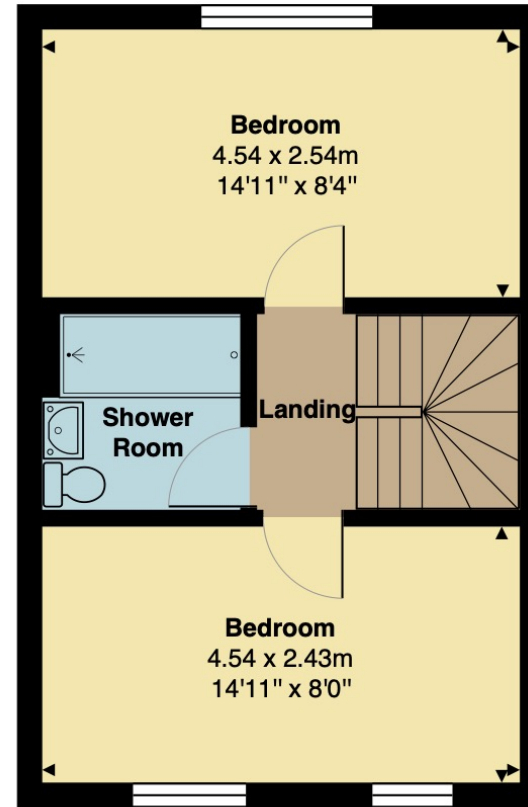
General Information

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