



98 Foley Road, St. Johns,  
Worcester WR2 4NE



A beautifully presented & upgraded three double bedroom home set within a tree lined street in St Johns. The home is walking distance of St Johns high street, as well as the city centre.

This Victorian bay fronted home comprises; entrance hallway with doorway into the lounge & dining room. Stairs rise to the first floor landing. The lounge has a feature fireplace with a wood-burning stove. The dining room has a door down to the cellar, that the vendors use as a home office & it also has a feature fireplace & hearth & opens into the kitchen. The kitchen has a range of base & wall units, wood roll-edge work surfaces, a 'Belfast' sink & drainer, a range style cooker & extractor & doors out to the rear garden and includes an integrated dishwasher, washing machine and fridge freezer.

From the first floor, the landing gives access to two bedrooms & the family bathroom, plus the stairs rise to the top floor bedroom. The family bathroom has a roll top bath, separate shower, pedestal wash basin & W.C. The top floor bedroom has a dressing area with a sky light window, a contemporary en-suite shower room & a double bedroom.

Externally, there is a walled, gated fore-garden leading up to the front door & to the rear an enclosed garden, mainly laid to lawn, with a decked seating area & raised beds.

St Johns has a range of pubs, bars & restaurants & cafe's as well as a gym, leisure facilities, supermarkets & a range of schooling, with the home falling within catchment for both Pitmaston Primary & Christopher Whitehead.

Worcester city has further amenities, to include two train stations with direct London links.

FREEHOLD

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 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>		86
(69-80) <b>C</b>	71	
(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.

All measurements are approximate and for display purposes only



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