



19 Kipling Close, Barbourne,  
Worcester WR3 8DR



A three double bedroom semi detached home offered for sale with no onward chain on the Blanquettes development.

This extended home is set within a cul de sac & comprises; porch into the living & dining area, which have dual aspect outlook & stairs rising to the first floor landing & doorway into the kitchen. The kitchen has a range of base & wall units, sink & drainer, oven & hob & space for appliances & access into the utility area which has a further range of base units & sinks, a shower room & W.C & doors out to the rear gardens.

To the first floor, the landing gives access to all three double bedrooms & the family bathroom. The bathroom has a four piece suite benefiting from a corner bath, W.C, pedestal wash basin & separate shower cubicle. The bath also has a telephone dial shower head.

Externally, there is a driveway & garage with an up & over door & a low maintenance rear garden, being fenced & enclosed with side access.

The home is walking distance of a local pub, a convenience store & a bus stop, which takes you directly in to the city centre. The home sits within catchment for Tudor Grange schools.

Worcester has a wide range of amenities to include; restaurants, bars, cafes & shops, Foregate Street & Shrub Hill stations, both of which have direct links to London stations. It is convenient for the M5 & wider communication links.

The home has solar panels- please speak to one of the team to discuss the details of this.

FREEHOLD

Council Tax Band C - Worcester Council







### Agents Note

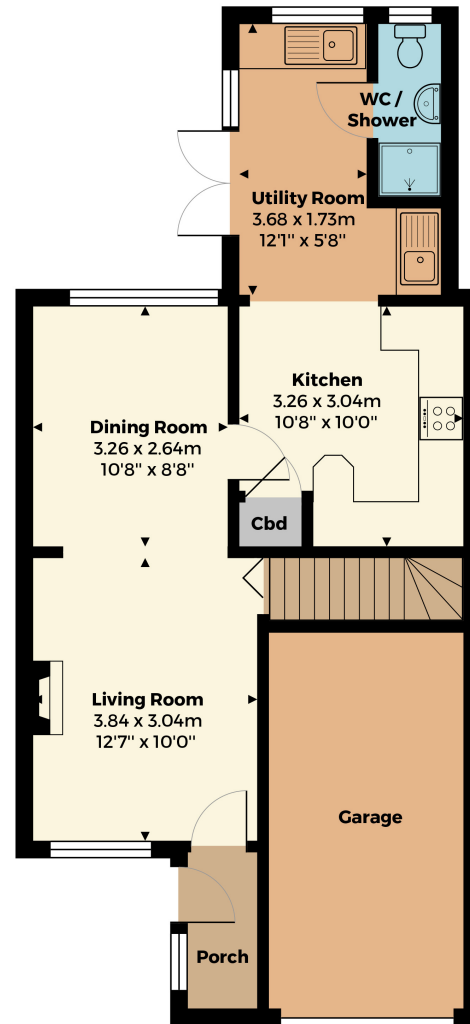
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



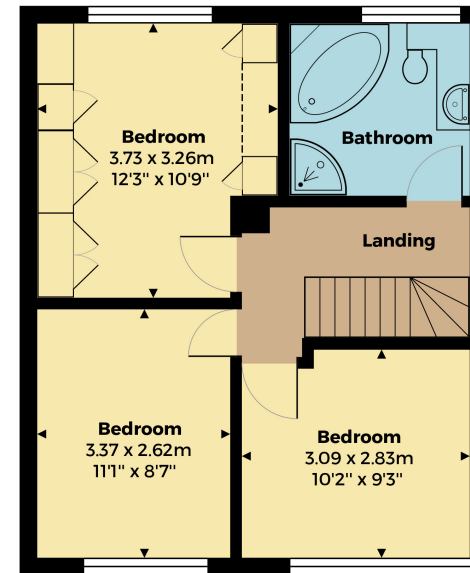
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		90
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</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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