



52 Elbury Park Road, Worcester
WR4 9BH

A generously proportioned home, offering flexible accommodation & no onward chain.

The home offers personalisation potential & an ample rear garden & comprises; porch into the entrance hall, which has access into two bedrooms, the bathroom & the kitchen. One of the bedrooms has a built in wardrobe. The bathroom has a bath, separate shower cubicle, W.C & was basin. The kitchen has a range of base & wall units, space for white goods/appliances, integrated oven & hob.

From the kitchen is the impressive lounge/diner with doors out to the established gardens, a staircase rising up to the first floor landing & access into the workshop & garage.

To the first floor there is a bedroom with an en-suite & a dressing room/study/bedroom. The top floor bedrooms have views over the gardens to the rear.

Externally, there is a block paved & gravel driveway providing off road parking for several vehicles & access into the up & over garage. To the rear are established & well stocked gardens, mainly laid to lawn with planted beds & borders & a patio area.

The home is walking distance of a local pub & a convenience store. There are two superstores nearby & the M5 is nearby. There is a local bus stop which has a direct route into the city centre. Worcester city has a range of amenities to include, restaurants, pubs, bars & cafes, shops, supermarkets, retail stores & leisure facilities. There are two train stations offering access to London stations.

FREEHOLD

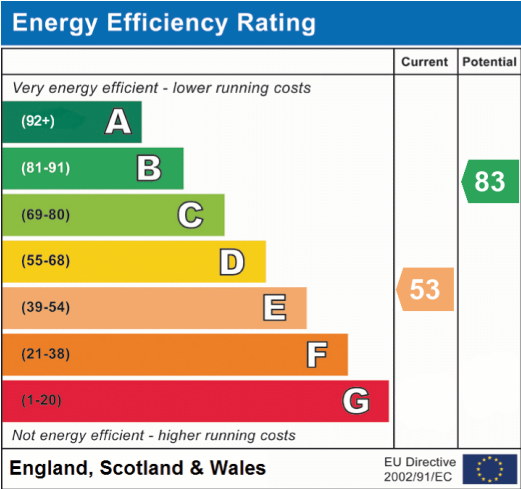
Council Tax Band D - Worcester Council





Agents Note

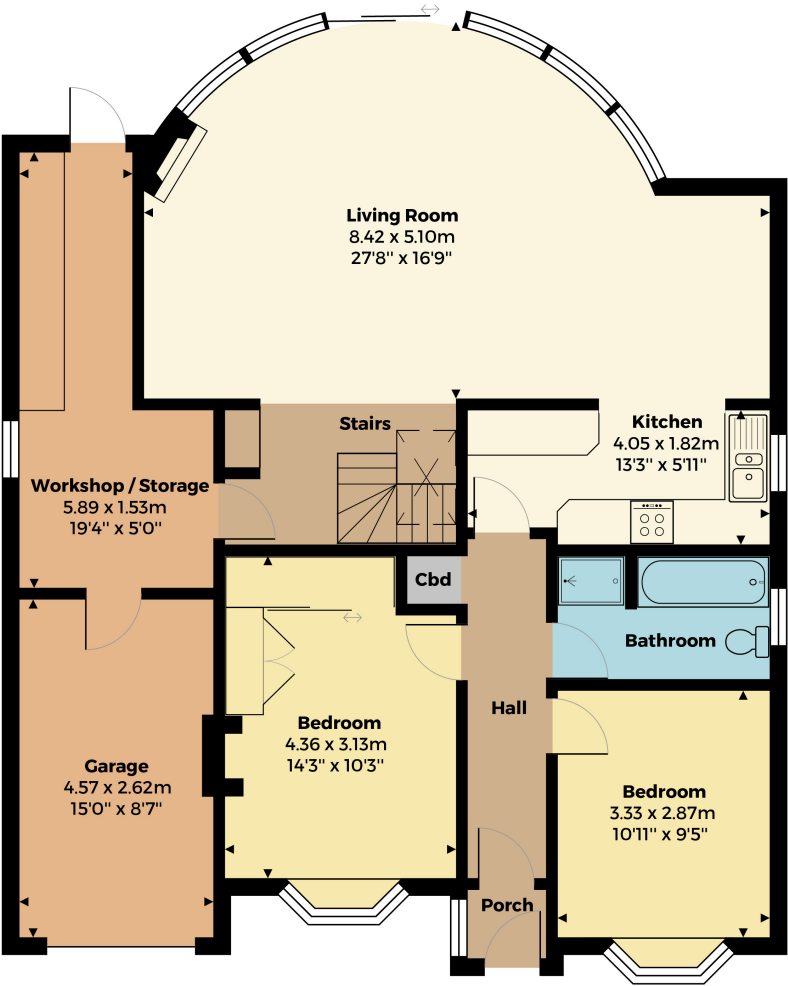
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



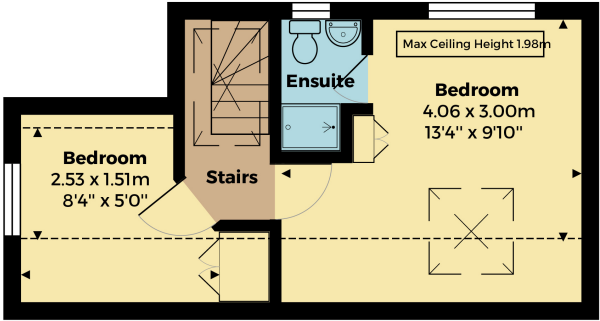
General Information

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