



40 Foxwell Street, Worcester
WR5 2EP

A charming Victorian home, set within Red Hill, convenient for both the city centre & the M5, J7. The home has off road parking & side access & is walking distance of Perry Wood & Fort Royal Hill parks, as well as within catchment of Red Hill primary & Nunnery Wood.

This two bedroom home comprises; lounge with feature fireplace & access into the inner hall, where the stairs rise to the first floor landing & access into the dining room.

The dining room has a door into the cellar & access into the kitchen, which has a range of base & wall units, sink & drainer, space for white goods & appliances, integrated oven & hob & door out to the rear garden.

To the first floor, the landing leads on to both the bedrooms & bathroom.

The front bedroom is currently split into two rooms, via a stud wall that may be removed. Bedroom two has a garden outlook. The bathroom suite has a shower over the bath, W.C & pedestal wash basin.

Externally, there is a rear garden which is low maintenance, fenced & enclosed with a useful side access. There is an outside toilet & a shed.

To the front, there is a driveway providing parking for a car.

The property is walking distance of the city & its amenities which include; bars, restaurants, pubs, cafes, shops, supermarkets & leisure facilities. There are two train stations offering direct links to London. There is a bus stop on the London Road which takes you into the city centre.

The home is flying freehold.

Council Tax Band 'B'.





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+) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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



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