



16 Eltric Road, Claines,  
Worcester WR3 7NU

An extended & upgraded semi detached home set within Claines, to the north of Worcester,

The home falls within catchment area of both Northwick Manor & Tudor Grange schools, according to the Gov.uk website.

Immaculately presented, the accommodation comprises; storm porch with door into reception hallway, with stairs rising to the first floor & access into the front living room, kitchen/dining/family room, utility & W.C.

The living room has a feature fireplace & a cosy wood-burning stove, with a feature bay window. The kitchen area offers a range of base & wall units, sink & drainer, range style cooker with hob & space for white goods/appliances, tiled flooring & spotlights. The dining area has sky-light windows, a garden outlook & double doors leading out the rear gardens.

To the first floor, the landing leads in to the three bedrooms & family bathroom. The main bedroom has a feature fireplace & a bay window to the front & bedroom two has built in wardrobes & a garden outlook. The bathroom has a roll top bath, W.C, wash basin & separate shower cubicle.

Externally, there is a block-paved driveway providing parking for several vehicles & a useful garage. There is a generous landscaped rear garden with a recently laid patio area, ideal for sitting outside on a table & chairs. The rest of the garden is mainly laid to lawn with mature & established planting & a shed.

The home is walking distance of several local pubs & shops & is 1.7 miles from the city centre. There are bus stops providing direct routes into the heart of Worcester.

Worcester itself has a wide range of amenities to include; pubs, bars, restaurants, cafes, shops, supermarkets & leisure facilities. There are two train stations with direct access to London. The home provide easy access to J6 of the M5.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	69	
(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		
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

