



3 Whinfield Road, Claines,  
Worcester WR3 7HF



A bay fronted Victorian home set to the north of the city, within catchment for Northwick Manor & Tudor Grange. Offered for sale with no onwards chain.

This three bedroom home is in walking distance of the local pub & a useful Co-op & comprises: porch into the living room, which has a feature fireplace & a bay window, with new oak laminate flooring. From the living room is a door through to the dining room, where there is a useful under-stairs cupboard. The dining room also has new, fitted oak laminate flooring, and a door through to the kitchen & from here, the stairs rise to the first floor landing. From the kitchen is a door to the rear garden & it has a range of base & wall units, sink & drainer, oven & hob & space for white goods.

To the first floor, the landing leads to two bedrooms & the bathroom, with the stairs leading to the attic bedroom. The bathroom suite has a bath with a shower over, WC & pedestal wash basin.

Externally, there is off road parking & an enclosed rear garden. To the rear of the house is a right of way for both your use & your neighbours use - please speak to us regarding this for more information if needed

Worcester city centre is a short distance away by car, or there is a bus stop nearby which takes you to Crown Gate. Whinfield Road is conveniently located for the M5, J6. Worcester itself has a wide range of amenities, to include pubs, bars, restaurants, cafes, shops, supermarkets, retail parks, leisure facilities & two train stations with direct links to London.

FREEHOLD

Council Tax Band B- Worcester City.







#### Agents Note

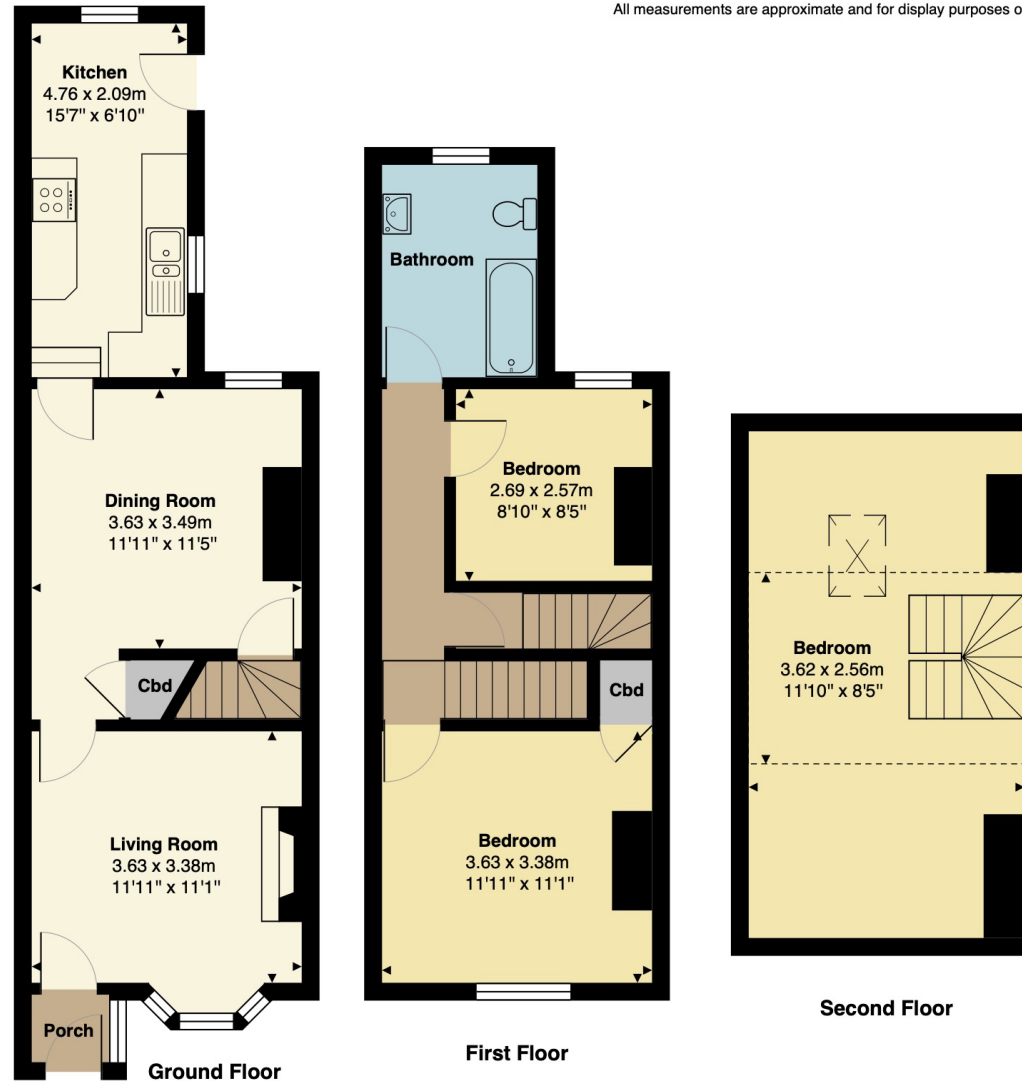
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



#### 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



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