



Wadley Drive



# Wadley Drive

Worcester

Offers in Region of £330,000

Located within a sought after residential area is this four bedroom detached family home boasting generous living accommodation as well as offering good access to the M5 motorway as well as city centre, The property comprises of; hall, living room, dining room, kitchen, conservatory and a ground floor shower room. To the first floor are four bedrooms and a family bathroom. The property also benefits from a separate garage and is offered for sale with no onward chain.

## We've Noticed

- **Detached home**
- **Four bedrooms**
- **Living room, Dining room and Conservatory**
- **Ground floor shower room and first floor shower room**
- **Driveway & garage**
- **No onward chain**



**Entrance**

Through front entrance door into hall with door into living room and ground floor shower room.

**Living Room**

With fireplace, radiator door into dining room as well as double glazed double doors into the conservatory

**Conservatory**

With side and rear aspect double glazed windows, radiators, double doors into kitchen as well as rear aspect double doors and further side door leading to the rear garden.

**Ground Floor Shower Room**

With side aspect double glazed window, heated towel rail, WC, wash hand basin and shower.

**Dining Room**

With front aspect double glazed bay window, radiator, stairs to first floor and door into kitchen.

**Kitchen**

With matching wall and base units with work surfaces over, heated towel rail, radiator, side aspect double glazed window, one and a half sink and drainer with mixer tap over, washing machine, /dryer, built-in dishwasher, fridge freezer, oven and hob.

**First Floor Landing**

With side aspect double glazed window, radiator, doors into bedrooms, bathroom and airing cupboard.

**Bedroom 1**

With wardrobe, dressing table and bedside drawers rear aspect double glazed window and radiator.

**Bedroom 2**

With front aspect double glazed window and radiator.

**Bedroom 3**

With rear aspect double glazed window ,wardrobe and radiator.

**Bedroom 4**

With front aspect double glazed window and radiator.

**Bathroom**

With side aspect double glazed window, heated towel rail, vanity wash hand basin, WC and shower.

**Outside**

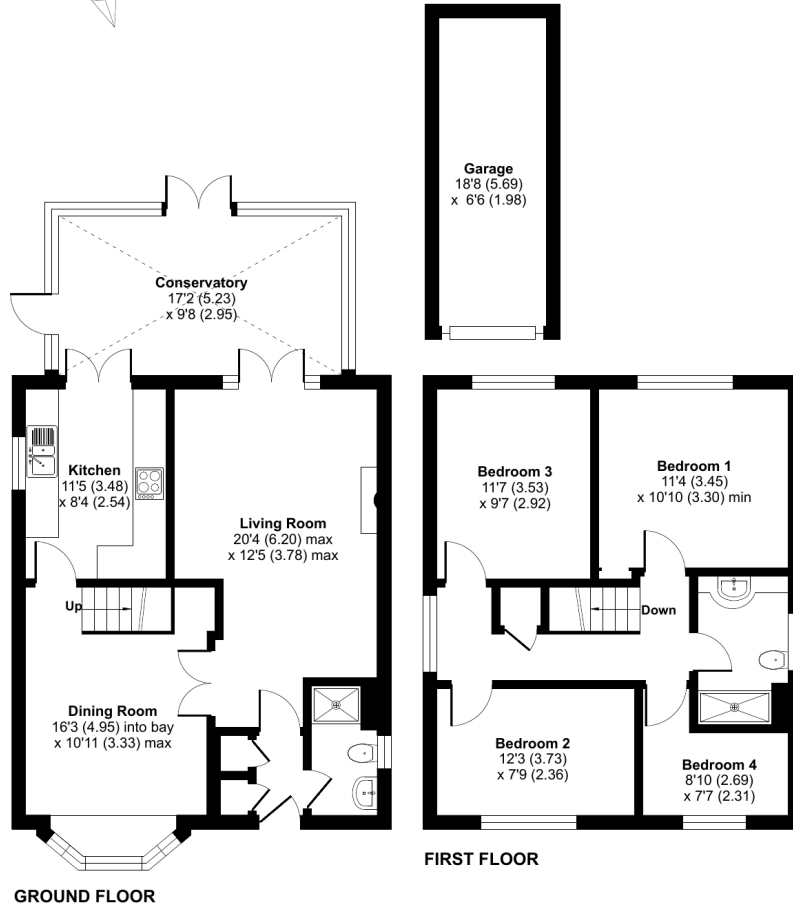
The front of the property is approached via a driveway leading to entrance door with gated side access to the garage and rear garden. The rear garden is laid to a mixture of lawn and block paved areas with shrubs and trees.



# Wadley Drive, Worcester, WR3

Approximate Area = 1309 sq ft / 121.6 sq m  
 Garage = 121 sq ft / 11.2 sq m  
 Total = 1430 sq ft / 132.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecomm 2024. Produced for Hills Estate Agents. REF: 1103193

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	70	
(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	

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