



Berkeley Close



Berkeley Close

Worcester

Offers Over £300,000

Positioned within the village of Whittington offering fantastic access to the motorway as well as popular local schools the house comprises of; sitting room, kitchen, dining room utility, with two bedrooms and a bathroom to the first floor. The property also boasts an annexe with a kitchen/sitting room and bedroom with ensuite and walk-in wardrobe. A viewing is highly recommended to appreciate the location and accommodation.

We've Noticed

- **Popular location**
- **Sitting room, Kitchen, Dining room, Utility**
- **Annexe with sitting room/kitchen and bedroom with ensuite**
- **Must be viewed**



Entrance

Through front entrance door into sitting room.

Sitting Room

With double glazed double doors opening to the garden, log burner, understairs cupboard, stairs to first floor and door into kitchen.

Kitchen

With matching wall and base units with work surfaces over, sink with mixer tap over, built-in oven and hob, door into utility and opening into dining room.

Dining Room

With space for dining table, Velux window and double glazed double doors opening to the garden.

Utility Room

With space and plumbing for washing machine, Velux window and stable door to the rear garden and door into the annexe.

First Floor Landing

With door into bedrooms and bathroom.

Front Bedroom

With front aspect double glazed window, and built-in storage over stairs.

Rear Bedroom

With rear aspect double glazed window.

Annexe

Living Room/Kitchen

With double glazed double doors opening to the rear garden and Velux windows. Kitchen area with breakfast bar, wall and base units with work surfaces over and sink.

Bedroom

With double glazed window, walk-in wardrobe and door into ensuite shower room.

Ensuite Shower Room

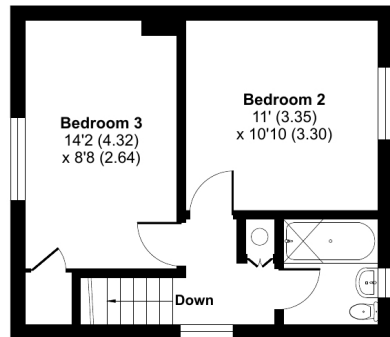
With double glazed window, shower, wash hand basin, heated towel rail and WC.



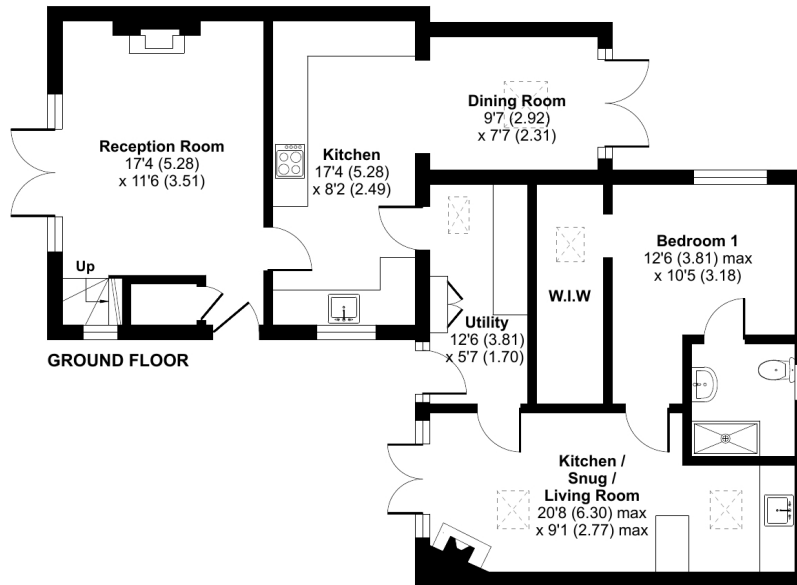
Whittington, Worcester, WR5

Approximate Area = 1261 sq ft / 117.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecomm 2023. Produced for Hills Estate Agents. REF: 984336

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 66 |
| (39-54) | E | 49 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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