



32 Perrins Way, Bevere,  
Worcester WR3 7WB



Located in a quiet cul de sac in the desirable area of Bevere, is this well presented two bedroomed, semi detached home.

The property is part of a discount market scheme, making home ownership more affordable.

This contemporary property comprises; reception hallway with stairs rising to the first-floor landing & access into the kitchen, cloakroom & lounge/diner. The lounge has a useful under-stairs storage cupboard & double doors open out into the garden. The kitchen has a range of base & wall units, sink & drainer, integrated oven, hob & extractor, fridge freezer & space for white goods.

To the first floor, the landing leads onto two double bedrooms & the family bathroom, with the main bedroom having the added benefit of an en-suite. The bathroom has a contemporary white suite, a pedestal wash basin & W.C.

Externally, there is allocated parking to the side of the house for two cars, a fenced & enclosed garden, mainly laid to lawn with a patio area & side gated access. The garden has the further benefit of an AIR CONDITIONED office/ garden room ideal for working from home, or as a gym or somewhere to run your business from.

The property is within the catchment area for Claines Primary & Tudor Grange. Bevere has a local convenience store, bus stops into the city & a pub within walking distance. There are local dog walks nearby & Worcester city is a short drive away & offers a wide range of amenities to include; pubs, bars, restaurants & cafes, supermarkets, retail parks, shops & leisure facilities. There are two train stations offering direct links to London.

Please contact us for details of how the scheme works- ultimately it helps local people get onto the ladder & it is not to be confused with a shared ownership scheme, as there is no rent to pay. The home is sold at 70% of its true market value & when a buyer comes to re-sell, it will also be sold at 70% of its true market value.

There is an Estate fee of around £190 per annum

FREEHOLD

Council Tax Band C - Wychavon District Council








#### Agents Note

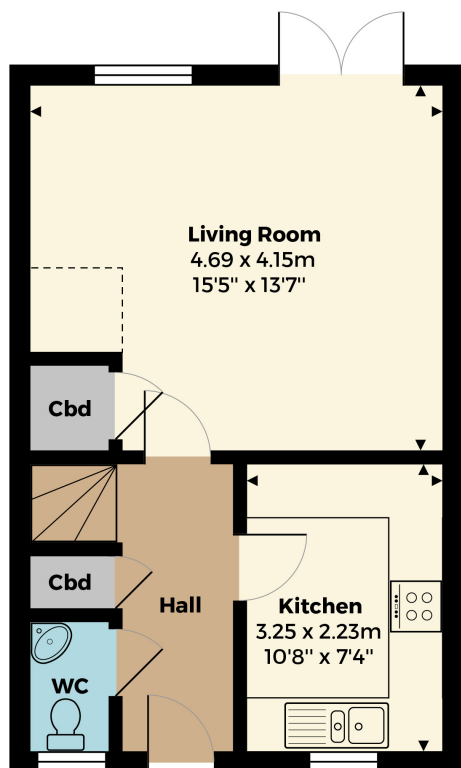
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



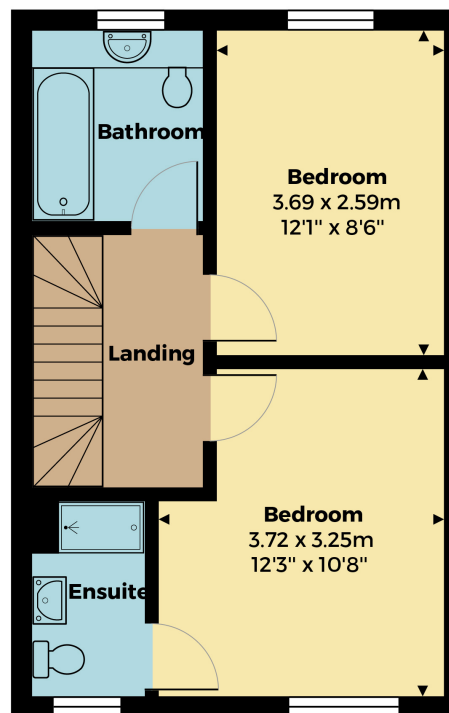
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.



**Ground Floor**



**First Floor**

