



22 Windsor Avenue, St. Johns,  
Worcester WR2 5NA



A bay fronted end of terrace home set within walking distance of St Johns high street & being just over 1 mile from Foregate Street.

The home is offered for sale with no onward chain & falls within catchment for Christopher Whitehead. This three bed house comprises: porch into the hallway, where the stairs rise to the first floor landing & access into the dining room, which in turns leads into the kitchen & the lounge.

The lounge has a bay window. The kitchen has a range of base & wall units, sink & drainer, oven & hob, space for white goods, garden outlook & access into the utility room.

To the first floor, the landing leads on to three bedrooms & the bathroom, which has a white suite with a shower over the bath, W.C & pedestal wash basin.

Externally, there are generous rear gardens, being mainly laid to lawn, fenced & enclosed with side gated access. There is a driveway to the front & a garage/store to the rear.

St Johns has a range of supermarkets, shops, beauty salons, leisure facilities, pubs/bars & restaurants. Worcester has further amenities to include historical and cultural attractions like Worcester Cathedral, outdoor spaces such as Worcester Woods Country Park and the River Severn, various shopping centers like Crowngate, and numerous restaurants, cafes, and leisure facilities like sports centers and cinemas. There are two train stations providing direct links to London & the home is a short drive from the M5, J6 & J7.

FREEHOLD

Council Tax Band C - Worcester Council

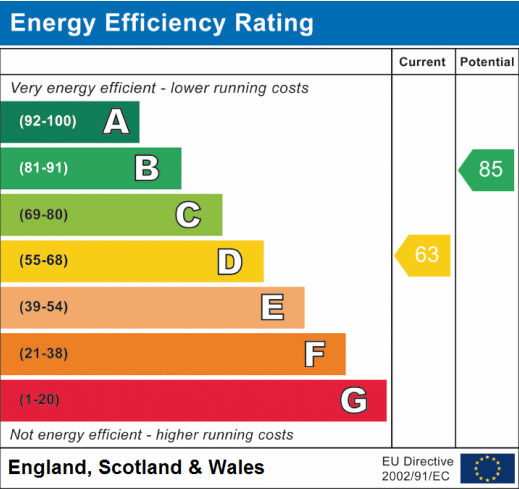






### Agents Note

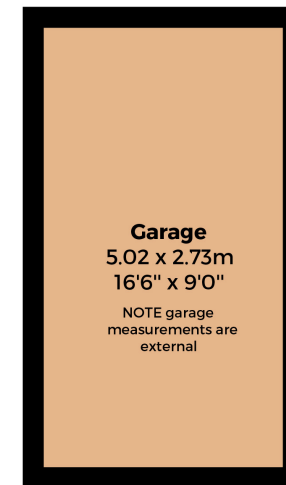
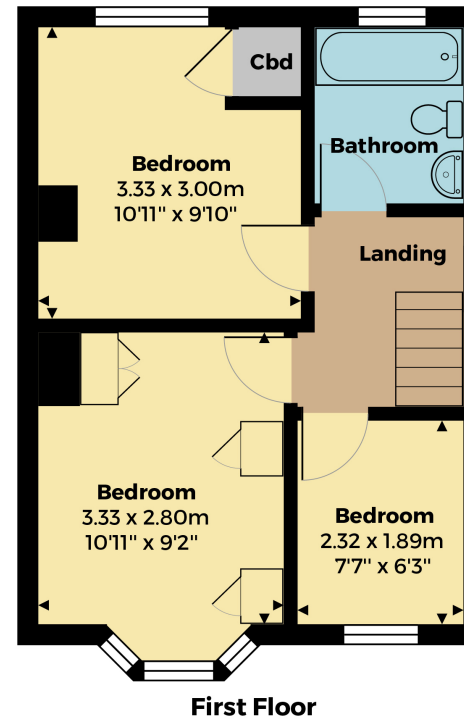
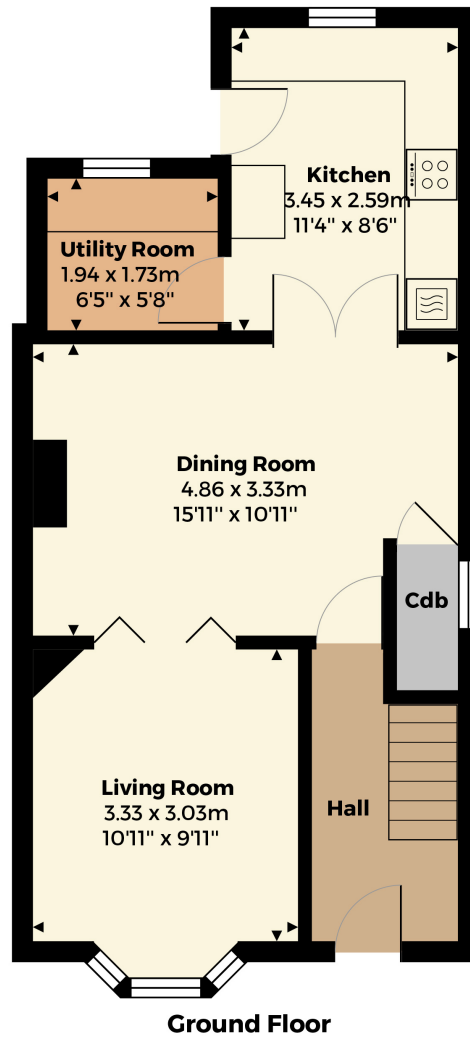
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



### 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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