



42 Barnes Way, Worcester
WR5 3AP

A well presented & updated semi detached house set towards the south of the city, within catchment for Nunnery Wood. Giving access to both the city centre & the M5.

The home has the benefit of views over Cherry Orchard, having two bathrooms & a useful rear, gated access. It comprises: entrance hallway with stairs rising to the first floor landing & access into the lounge & links through to the kitchen & conservatory. The kitchen has a range of base & wall units, one & a half bowl sink & drainer, hob, integrated eye level oven & microwave & space for white goods/appliances. The kitchen opens out into the dining space/conservatory & has wood effect flooring & doors out to the rear gardens. From the kitchen is a rear lobby into the bathroom & out to the rear garden. The bathroom has a contemporary white suite with a shower over the bath, a close coupled WC, pedestal wash basin & tiling to the walls.

The first floor landing leads to three bedrooms, with the primary bedroom having the benefit of an en-suite shower room.

Externally, there is a block paved driveway for several cars, along with pedestrian & vehicular access to the rear if needed for loading/unloading for example.

There is an enclosed rear garden, mainly laid to lawn with a patio area, planted beds & borders, a useful shed, rear gated access & it is fenced & enclosed.

The property is walking distance of the city centre, as well as Cherry Orchard nature reserve, Diglis & Diglis Fields where there are regular miniature steam train rides & Battenhall Park. There is a bus stop on the Bath Road, which will take you into the centre of Worcester. The M5, J7 is a short drive away & Worcester itself has two train stations with direct London links, as well as the more recently opened Worcester Parkway. There is a Tesco supermarket on St Peters, as well as the well regarded St Peters garden centre & the city holds host to an array of amenities such as bars, restaurants, cafes & shops, supermarkets, retail parks, leisure facilities & the cathedral.

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.

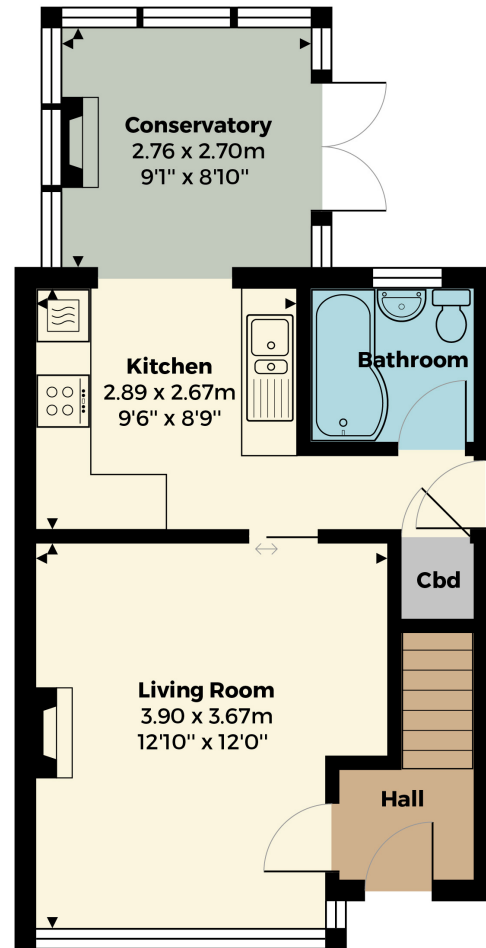


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

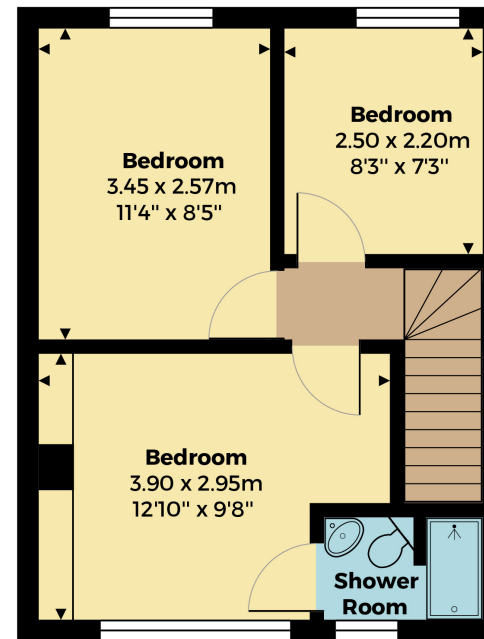
General Information

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.

All measurements are approximate and for display purposes only



Ground Floor



First Floor

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