



Talavera Road



Talavera Road

Worcester

Offers Over £300,000

Set in a popular village location with good access to the M5 Motorway is this three bedroom semi-detached home comprising entrance hall, WC, sitting room, kitchen/diner. To the first floor are three bedrooms with ensuite to bedroom one and a family bathroom. Outside benefits from a driveway providing parking for two cars and a garage split with two usable spaces. A viewing is highly advised!

We've Noticed

- **Semi-detached home**
- **Popular village location**
- **Three bedrooms**
- **Driveway**
- **Garage split as two usable spaces.**



Entrance

Through front entrance door into hallway with stairs to first floor and doors to sitting room and WC.

WC

With front aspect double glazed window, WC and wash hand basin.

Sitting Room

With front aspect double glazed window, radiator and door into kitchen/diner.

Kitchen/Diner

With rear aspect double glazed window and door opening to the rear garden, under stairs storage cupboard matching wall and base units with work surfaces over, stainless sink and drainer with mixer tap over, built-in oven, hob and cooker hood over, integrated dishwasher and fridge/freezer.

First Floor Landing

With doors into bedrooms one, two, three, bathroom and airing cupboard.

Bedroom 1

With front aspect double glazed window, radiator, built-in wardrobe and door into ensuite.

Ensuite

With side aspect double glazed window, radiator, WC, wash hand basin and shower.

Bedroom 2

With rear aspect double glazed window and radiator.

Bedroom 3

With rear aspect double glazed window and radiator.

Family Bathroom

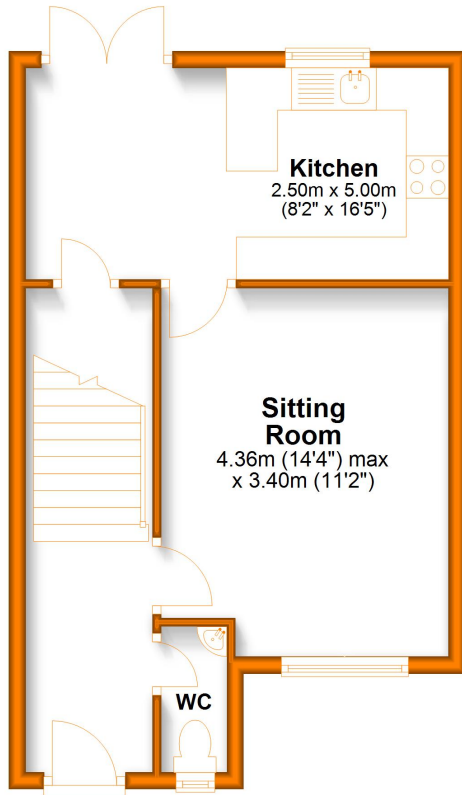
With front aspect double glazed window, radiator, WC, wash hand basin, bath with shower over.

Outside

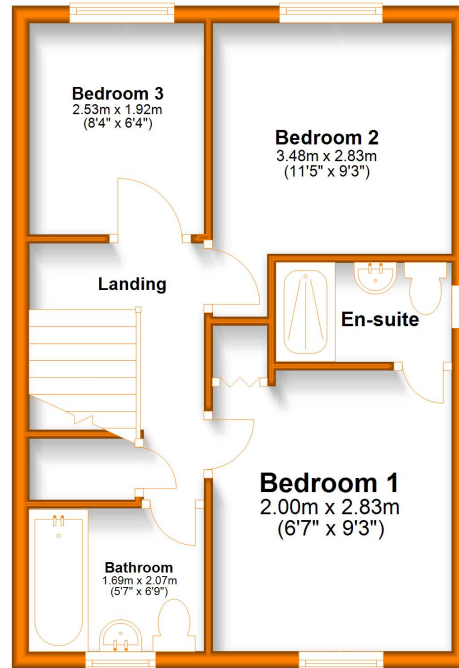
The front of the property is approached via a pathway to entrance door with lawned and hedged foregarden leading around to the driveway and garage. Garage with up and over door split with access to rear side of garage via the garden with lighting and power. The rear garden is laid to a mixture of lawn and patio areas with fenced boundaries to sides and rear.



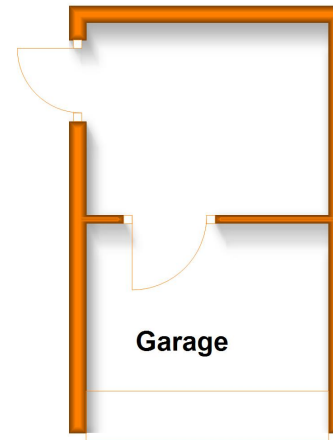
Ground Floor



First Floor



Garage



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

46 Foregate Street, Worcester WR1 1EE

Tel: 01905 723545 info@hillsestateagents.co.uk

www.hillsestateagents.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

