



7 Hurdman Road, St. Johns,
Worcester WR2 5GJ

A 'Redrow' build home, modern in a heritage style set within St Johns, overlooking part of the common & green space.

This contemporary home is walking distance of the nature reserve & comprises; reception hallway with stairs rising to the first floor landing & access into the downstairs W.C/cloakroom, the kitchen/diner & lounge. The kitchen has a range of base & wall units, sink & drainer, integrated eye level oven & microwave, gas hob & extractor, useful pantry style storage units & integrated fridge & freezer.

The lounge has double doors out to the landscaped rear garden which is mainly laid to lawn with a patio area & is fenced & enclosed.

To the first floor, the landing gives access to all three bedrooms & the family bathroom, which is a contemporary white suite with a bath & shower over, tiling to the walls, close coupled WC & wash hand basin.

The main bedroom has an en-suite shower room with a cubicle, W.C & pedestal wash basin.

Externally, there is a driveway & side to side driveway.

The home is within catchment of Christopher Whitehead school & is a short drive from St Johns High Street & its wide range of amenities, to include pubs, restaurants, take away outlets, cafes, supermarkets & beauty salons. Worcester city is near by too & has further retail parks, shops & leisure facilities. There are two train stations with direct London links.

Estate fee is around £250 per annum.

Council Tax Band C- Worcester City Council

FREEHOLD





Agents Note

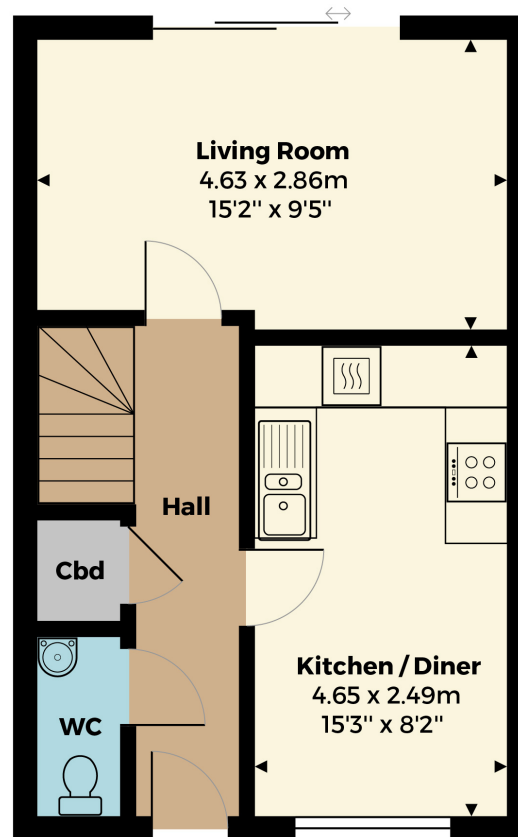
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



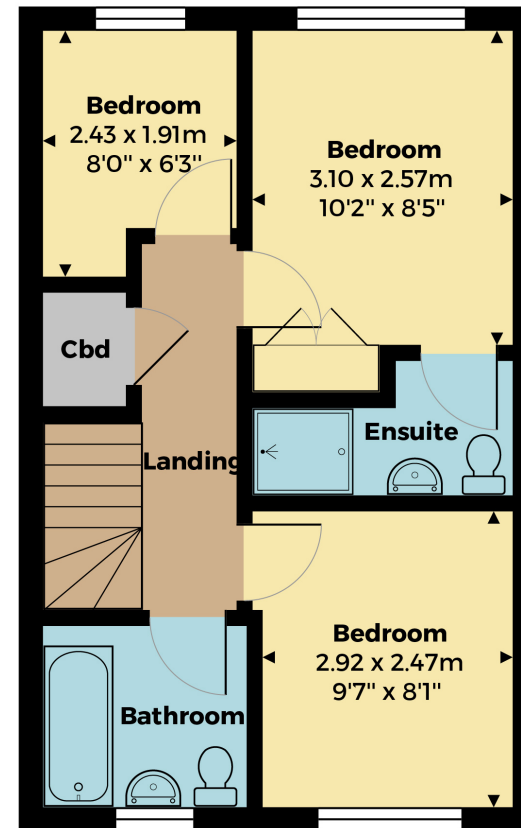
General Information

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



Ground Floor



First Floor

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