



76 Astwood Road, Worcester
WR3 8EZ

A generously proportioned Victorian home offering over 1700 square feet of accommodation.

The home has been extended & upgraded & is just over 1 mile from the city centre, making it convenient to walk to. Comprising; reception hallway with a feature, tiled floor, stairs rising to the first floor landing & access into the front living room & the kitchen/dining/family room.

The living room has a feature fireplace & a bay window. The kitchen area has a range style cooker, hob & extractor, wood effect flooring, centralised island with additional storage, roll edge work surface & ceramic sink & drainer, there are integrated white goods & appliances & double doors leading out the the rear garden. The living/family area also has wood effect flooring, a fireplace with a wood-burning stove & a door down to the cellar.

To the first floor, the landing leads on to the main bedroom & bathroom. The bedroom has a fantastic walk-in wardrobe & the family bathroom is very substantial & offers the luxurious with its free standing bath, walk in shower with rainfall shower head, W.C & his & hers sinks.

On the second floor, there are two further doubles & a single bedroom. The one double has an en-suite shower room.

Externally, there is off road parking for several vehicles & a considerable rear garden with a patio area & a long rear garden, mainly laid to lawn with established & mature planting.

The home is walking distance of Perdiswell Primary School and Tudor Grange Academy, several pubs, beauty clinic, convenience stores, take away outlets, a cafe & an Indian restaurant. Worcester is a short walk or drive away from the home & offers a wide range of amenities to include; bars, pubs, restaurants, cafes, shops, supermarkets & leisure facilities. There is a retail park nearby with brands such as Next & a M&S Foodhall. There are two train stations with direct links to London & the M5, J6 & J7 are both a short drive away.

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.

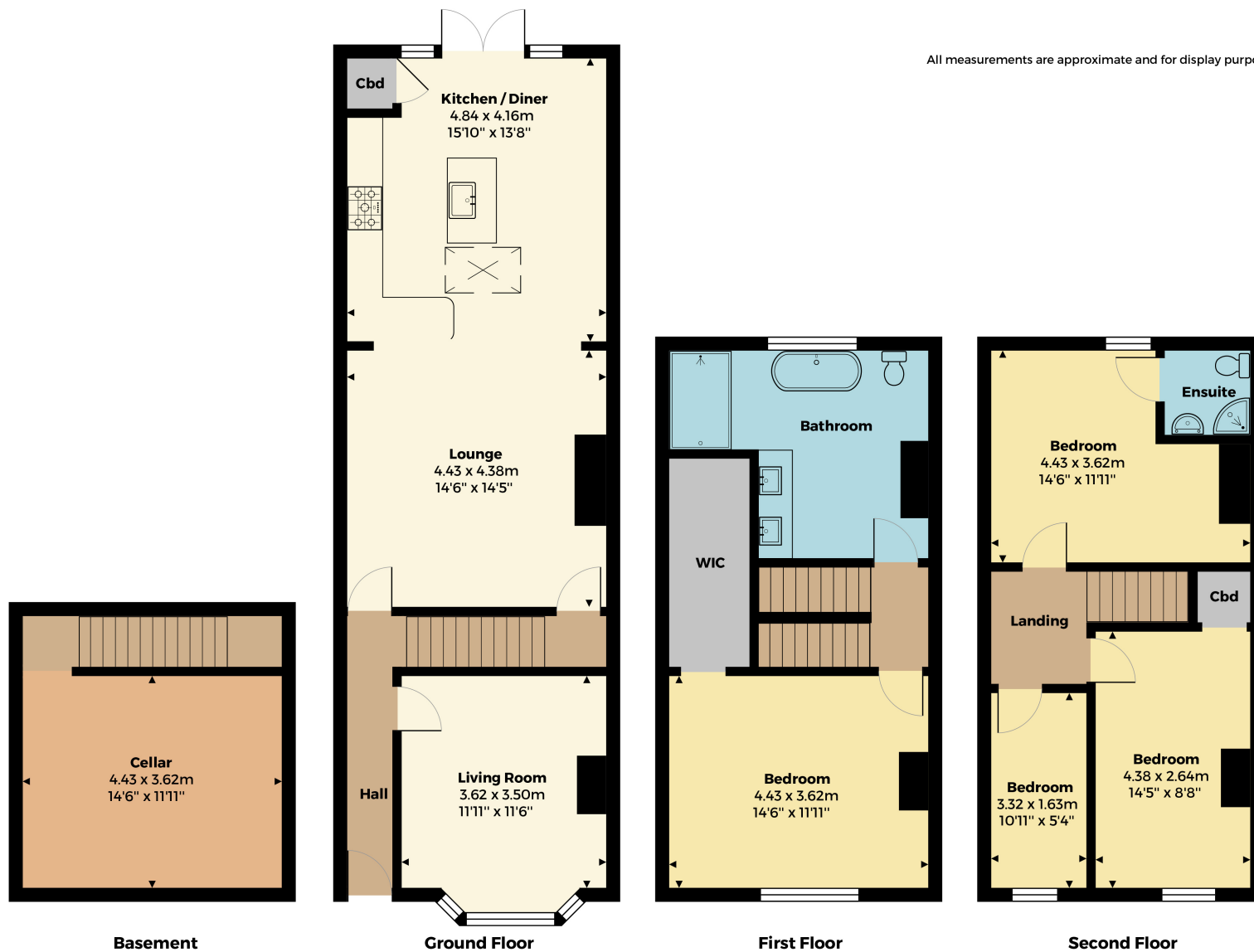


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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



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