



3 Tower Road, Worcester WR3
7AF

"I don't want to back on to Gheluvelt Park and be surrounded by its beautiful trees, whilst enjoying a mostly south facing garden" ... said no one ever! And if that alone is not enough to make you want to view this lovely family home, then let us tell you some more about it.

This detached home was built in 1964 and enjoys an enviable position within the WR3 postcode and therefore located within the catchment area for Northwick Manor, gives you easy access to Junction 6 of the M5 and if you feel like a stroll through the park, you can stop off for a Latte on your way through to the city centre.

Once you step inside this home, you are greeted by the current vendors explosion of colour throughout, each room you enter is a real treat, giving you a very warm feeling no matter what the weather is like outside. The garden area is the main reception room in the summertime, where the vendors enjoy breakfast, lunch and dinner in a peaceful setting.

When you are not eating 'al fresco', you can settle into the 'L' shaped lounge diner and either snuggle by the fireplace or enjoy a meal at the dining table with the patio doors wide open looking over Gheluvelt Park. The kitchen faces to the front of the property and looks over a patioed section with tiered flower borders and steps rising upwards, which also give access to the integral garage. Also on the ground floor there is a separate W.C.





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		77
(55-68) D	62	
(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

