



14 Hospital Lane, Powick,
Worcester WR2 4SQ

A well presented & upgraded detached home in Powick, a village set between Worcester & Malvern. The home is offered for sale with no onward chain.

This contemporary property comprises; entrance hallway with stairs rising to the first floor landing & access into the W.C, living room, & kitchen/diner. The kitchen has been re-fitted by the vendors & has a range of soft-close, gloss units, with an integrated oven, hob & extractor & dishwasher. The dining area has patio doors out to the rear garden & from the kitchen is access into a rear hallway, which leads to both the rear garden & into the utility room & playroom/study/bedroom. This reception space has a useful built in cupboard & wood effect flooring.

To the first floor, there is a landing that gives access to all four bedrooms, the family bathroom & loft hatch. The principle bedroom has a build in double wardrobe & an en-suite shower room, complete with a W.C, shower cubicle & wash basin. All further bedrooms have built in wardrobes. The family bathroom has a four piece suite with a bath, pedestal wash basin, W.C & separate shower cubicle.

Externally, there is a driveway for two cars parked side by side & an enclosed rear garden being mainly laid to lawn with established planted beds & borders & a patio area. There is side, gated access.

Worcester city has a wide range of amenities to include pubs, bars, restaurants & cafes, shops, supermarkets, retails parks & leisure facilities. There are two train stations offering direct links to London & cross-country. The M5 is within easy reach of Powick & Malvern Spa is around 5 miles away.

Hospital Lane is walking distance of the local primary school, as well as as bus stop which stops in both Malvern & Worcester. There is a service station in Powick for petrol & every day items, three pubs & a Chinese restaurant/takeaway.

FREEHOLD

Council Tax Band E - Malvern Hills





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.

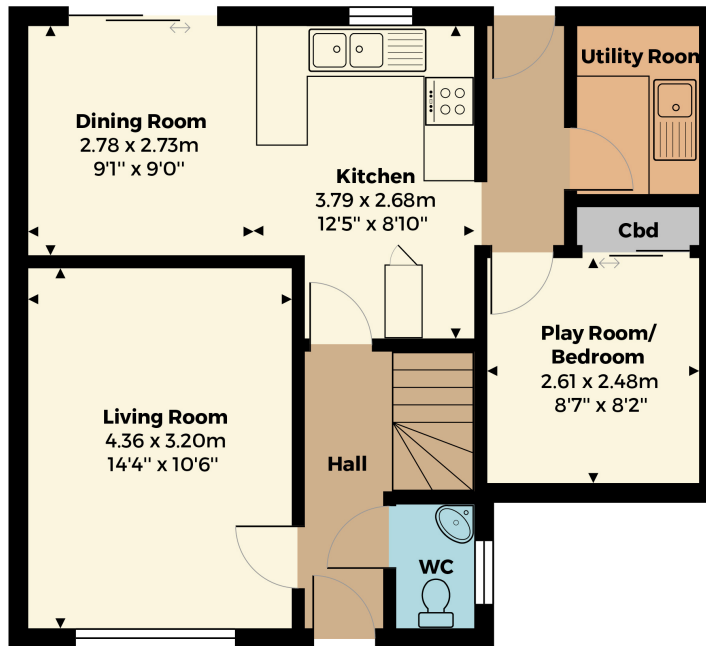


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

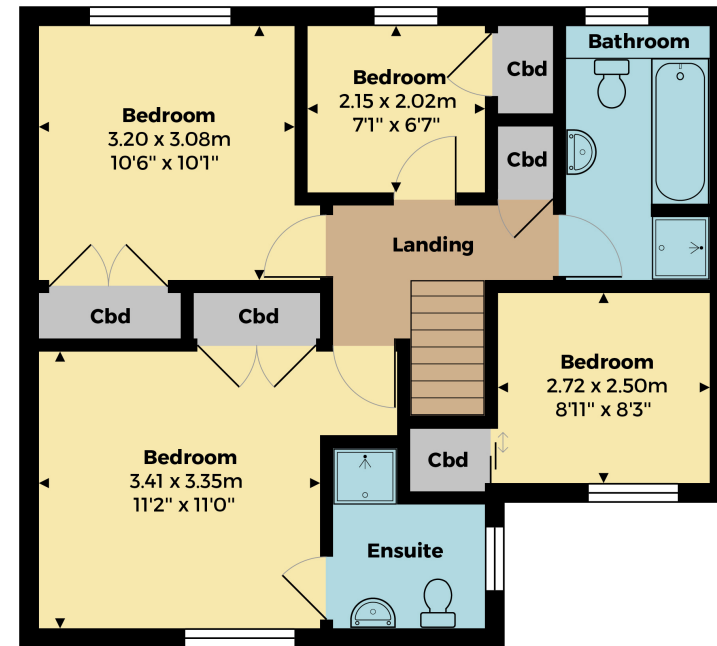
General Information

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