

**TO LET****£1,700 Per Calendar Month**

## 4 Silverdale Avenue, Worcester, WR5 1PY

Nestled on the charming Silverdale Avenue in Worcester, this delightful house offers a perfect blend of comfort and space, making it an ideal family home. With four well-proportioned bedrooms, there is ample room for everyone to enjoy their own private space. The heart of the home is undoubtedly its three inviting reception rooms. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge for family gatherings, a formal dining area for entertaining guests, or a playroom for the little ones.

Outside, the property is equally impressive. It features both front and rear gardens, providing a lovely outdoor retreat for gardening enthusiasts. The generous parking facilities are a significant advantage, offering space for multiple vehicles, which is often a rare find in residential areas. With its spacious interiors and delightful gardens, it presents an excellent opportunity for those seeking a comfortable and practical living space in a desirable location. Do not miss the chance to make this wonderful house your new home.

What3Words keywords ///monday.loved.volunteered

EPC Rating C Tax Band F





- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Family Bathroom and Downstairs Shower-Room
- Front and Rear Gardens
- Garage and Off-Road Parking



3 Reception Room/s



4 Bedroom/s



2 Bath/ shower room/s

#### Entrance Hall

Having carpet, ceiling light point, smoke alarm, radiator and fusebox, the property also has double glazed window and door to the front.

#### Downstairs Shower-Room 7'11" x 8'9" (2.43 x 2.68)

Having carpet, W/C, hand wash basin, radiator and extractor fan, the shower room also has a high-level double glazed window and an enclosed shower cubicle with electric shower.

#### Office/Reception Room 16'4" x 9'10" (5 x 3.02)

Having carpet, shelving, radiators, ceiling lights, roof storage, double glazed windows to the side and rear and a double glazed door to the rear.

#### Hallway

Having alarm panel, thermostat, radiator, smoke alarm, ceiling light point, and stairs to the first floor.

#### Reception Room 21'9" x 10'0" (6.65 x 3.05)

Having two radiators, double glazed patio doors to the rear, two double glazed windows to the rear, high-level double glazed window to the side, ceiling light points, wall light points and gas fire.

#### Reception Room 13'6" x 11'5" (4.14 x 3.49)

Having carpet, radiator, ceiling light point, double glazed window to front, opaque glass walls to the hallway and serving hatch to the kitchen.

#### Kitchen 9'11" x 13'3" (3.03 x 4.06)

Having a range of wall and base units, with work surface featuring a stainless steel 1 1/2 bowl sink and drainer unit, boiler and CO monitor. The kitchen also features double glazed windows to the front and side, ceiling light points, heat alarm, radiator, a serving hatch to the dining room, door to the utility and a double glazed door to the side.

#### Utility Room 5'11" x 6'10" (1.81 x 2.09)

Featuring double glazed window to the side, ceiling light point, plumbing for washing machine and a small work surface with a stainless steel sink.

#### Landing

Having carpet, radiator, ceiling light point, smoke alarm and airing cupboard.

#### Bathroom 5'11" x 6'9" (1.82 x 2.07)

Having vinyl flooring, storage cupboard, bath with mixer shower and shower screen, opaque double glazed window to the side, hand wash basin, and radiator. The bathroom has part tiled walls, part uPVC boarding, extractor fan and ceiling light point.

#### Separate W/C 3'1" x 5'11" (0.94 x 1.81)

Having vinyl flooring, ceiling light point, W/C, hand wash basin and opaque double glazed window to the side.

#### Bedroom Three 9'10" x 9'11" (3.02 x 3.03)

Having carpet, radiator double glazed window and ceiling light point.

#### Bedroom One 11'5" x 16'8" (3.48 x 5.09)

Having carpet, double glazed window, radiator, ceiling light point and storage cupboard

#### Bedroom Two 11'10" x 11'5" (3.62 x 3.48)

Having carpet, storage cupboard, ceiling light point, radiator and ceiling light point.

#### Bedroom Three 8'3" x 9'10" (2.52 x 3.02)

Having ceiling light point, double glazed window, cupboard, radiator and carpet.

#### Garage

Single garage with up-and-over door, loft hatch, light and power and housing the electric meter.

#### Front Garden

With established law, trees and shrubs the front garden has a driveway leading to the garage, a path leading to the side access and providing parking for several vehicles.

#### Rear Garden

Having patio, side access gate, established trees and plants with the majority laid to lawn.

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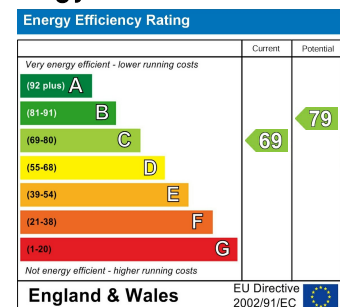
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## Energy Performance Ratings



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