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Parkinson Wright
Estate Agents



Heron Close, Worcester, WR2 4BW

Price Guide £350,000

- Link Detached Property
- Kitchen
- Utility
- Family Bathroom
- Gas Central Heating & Double Glazing
- Open Plan Lounge/Dining Room
- Cloakroom
- Four Bedrooms
- Garage & Gardens
- EARLY VIEWING ESSENTIAL

16 Heron Close, Worcester WR2 4BW

A fantastic opportunity to acquire this spacious four bedroom link detached house situated in a popular location within St Johns in a quiet cul-de-sac. Offering versatile accommodation. Scope for modernisation. EPC - D. NO ONWARD CHAIN.



Council Tax Band: D





LOCATION AND DESCRIPTION

Lower Wick is a well-regarded residential area within the desirable area of St Johns and easy reach of the town centre of Worcester. It is conveniently located for access to local amenities, transport links and the M5 motorway. Within the area there are a range of various facilities to include a leisure centre, swimming pool, supermarkets, shops, pubs, restaurants, sports grounds and schools to include Pitmaston Primary. The property is a substantial link detached house situated within a quiet cul-de-sac. Access is via a UPVC front door opening into:-

RECEPTION HALL

15'9 x 6'3 (max)

Ceiling light, radiator, under stairs cupboard, stairs to first floor and doors to:-

CLOAKROOM

5'3 x 6'3 (max)

Ceiling light and side facing double glazed window. There is a two piece white suite consisting of wash hand basin and low level W.C.

OPEN PLAN LOUNGE/DINING ROOM

27'99 (into bay) x 12'8 (max)

A spacious open plan area with two ceiling lights, front and side facing double glazed windows, rear facing double glazed patio doors, two radiators and door to:-

KITCHEN

10'10 x 9'2

Ceiling light, rear facing double glazed window, radiator and useful under stairs storage cupboard. There are a range of wall, base and drawer units, roll top worksurface over, tiled splashback, stainless steel sink with matching drainer and space for appliances. Door to:-

UTILITY ROOM & GARAGE

32'5 x 8'9

This is a very versatile space which combines a utility area and garage with light, power and plumbing for a washing machine. Two ceiling strip lights, rear facing double glazed window, up and over garage door and side facing partially glazed door gives access to the garden.

LANDING

Ceiling light, loft access and door to:-

BEDROOM ONE

12'4 x 10'11

A good size principal bedroom with ceiling light, front and side facing double glazed windows. radiator and built in double wardrobe.

BEDROOM TWO

11'9 x 10'8

Another good size double bedroom with ceiling light, rear facing double glazed window, radiator and built in double wardrobe.

BEDROOM THREE

9'3 x 9'2

Ceiling light, front facing double glazed window, radiator and door to:-

DRESSING ROOM/OFFICE

9'2 x 7'4

Ceiling light, rear facing double glazed window and radiator. Please note access for this bedroom is via a door from bedroom three.

BEDROOM FOUR

8'9 x 7'4

Ceiling light, front facing double glazed window, radiator and built in cupboard offering useful storage.

BATHROOM

7'5 (ma) x 7'5

Ceiling light, rear facing opaque double glazed window and radiator. There is a three piece white suite consisting of bath with shower over, wash hand basin with pedestal and low level W.C.

OUTSIDE

To the front of the property is a tarmac drive way offering off road parking and leads to the garage. There is a lawned foregarden and slabbed pathway to the front door.

To the rear of the property is a private garden mainly laid to lawn with a concrete seating area, offering plenty of scope for re-design and landscaping. There is side pedestrian access leading from the front of the property.

SERVICES

All mains services are connected to the property but have not been checked and verified by the agents.



Viewings

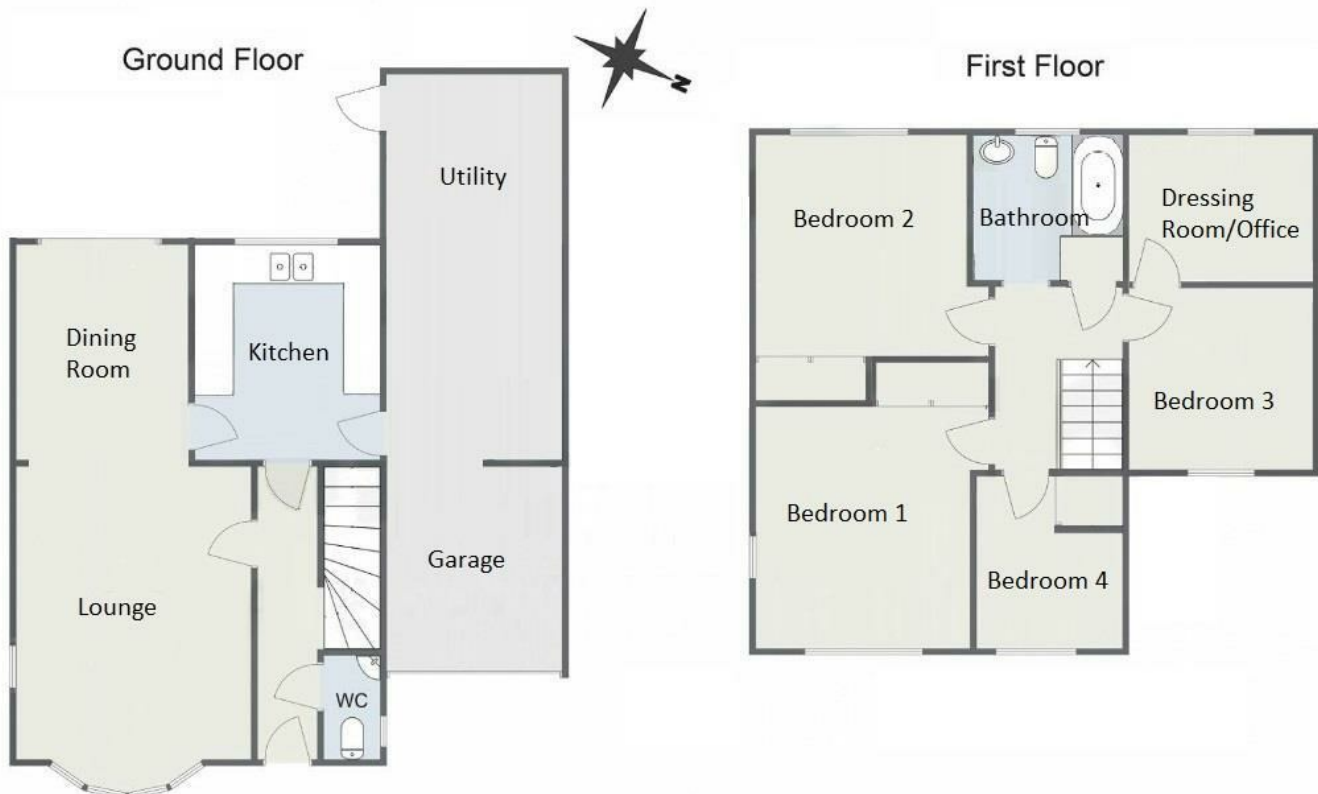
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		

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For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.