



QualitySolicitors
Parkinson Wright
Estate Agents



Cranham Drive, Worcester, WR4 9LX

Price Guide £175,000

- Semi Detached House
- Lounge
- Wet Room
- Enclosed Rear Garden
- EARLY VIEWING ESSENTIAL
- Three Bedrooms
- Kitchen/Dining Room
- Separate W.C
- Gas Central Heating

89 Cranham Drive, Worcester WR4 9LX

A fantastic opportunity to acquire this three bedroom semi detached property offering great potential for modernisation situated in a convenient location close to Worcester City centre. OFFERED WITH NO CHAIN. EPC - D.



Council Tax Band: B





LOCATION AND DESCRIPTION

Situated within a popular residential area which is ideally located for access to local amenities and transport networks with excellent links to Junction 6 of the M5. Worcester city centre is also within easy reach. There are a variety of shops, leisure facilities and schooling close by. 89 Cranham Drive is a substantial three bedroom semi detached home in need of modernisation and offers an exciting opportunity for a buyer to put their own stamp on it. Access is via a part glazed front door opening into:-

RECEPTION HALL

Ceiling light, stairs to the first floor and doors to:-

LOUNGE

14'4 x 11'7 (max)

Ceiling light, front facing double glazed windows and fireplace.

KITCHEN/DINING ROOM

18'10 x 11'2 (both max)

Two ceiling lights, front and rear facing double glazed windows, radiator and a wall mounted boiler. There are currently wall, base and draw units, stainless steel sink with double drainer, taps, useful under stairs cupboard and space for appliances. A part glazed wooden door gives access to the garden.

LANDING

Ceiling light, cupboard housing the hot water tank, access to the loft and doors to:-

BEDROOM ONE

11'7 x 12'6 (both max)

A light and airy principal bedroom with ceiling light, radiator, front facing double glazed window and a built in cupboard.

BEDROOM TWO

12'9 (max) x 8'8

Another double bedroom with ceiling light, front facing double glazed window, radiator. and a built in cupboard.

BEDROOM THREE

8'2 x 7'11

A single bedroom with ceiling light, rear facing double glazed window, radiator and a built in cupboard.

WET ROOM

5'11 x 4'11

Ceiling light, rear facing opaque double glazed window and radiator, There is a walk in shower and wash hand basin.

SEPARATE W.C.

Ceiling light, rear facing opaque double glazed window and low level W.C.

OUTSIDE

To the front of the property is a lawned fore garden, with a slabbed path leading to the front door under an open tiled covered canopy. There is side pedestrian access to the rear via a UPVC door.

To the rear of the property is a good size, enclosed garden mainly laid to lawn, there are a range of mature trees and shrubs, a slabbed seating area under an open tiled canopy. There is a wooden shed in situ. The garden offers great potential for landscaping and design.

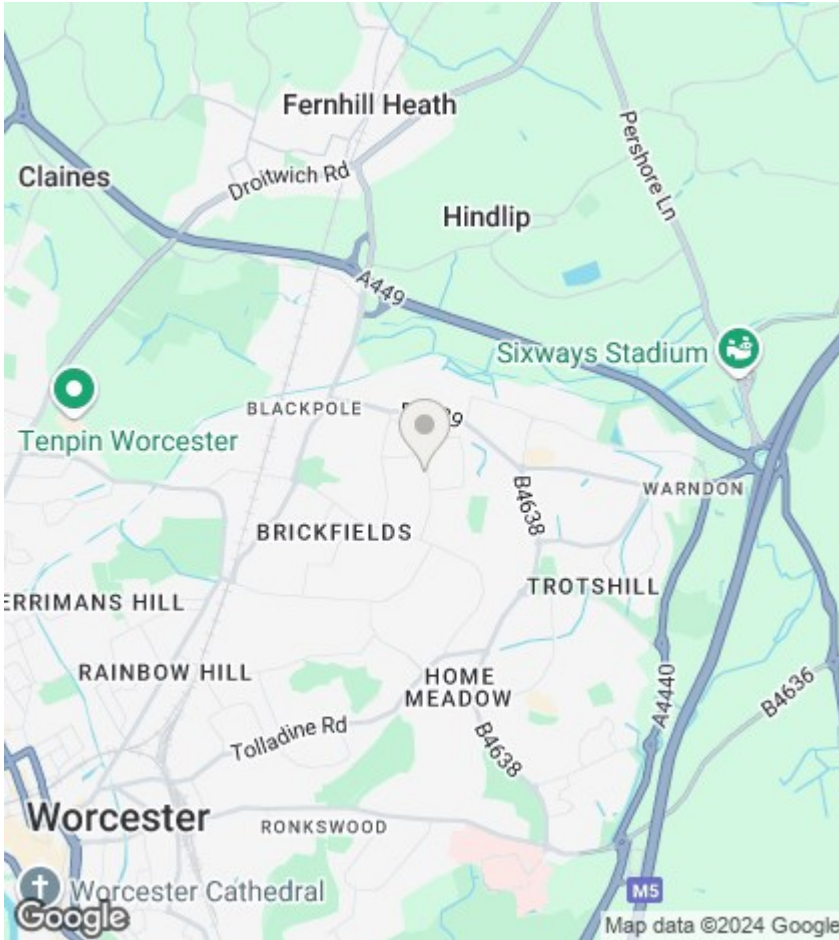
SEPARATE OUTSIDE BRICK STORE

11'8 x 4'3

A useful outside store accessed from the garden, with light and power.

SERVICES

We believe all mains services are connected to the property.



Viewings

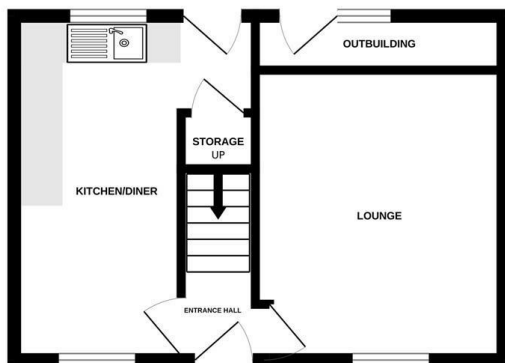
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: D

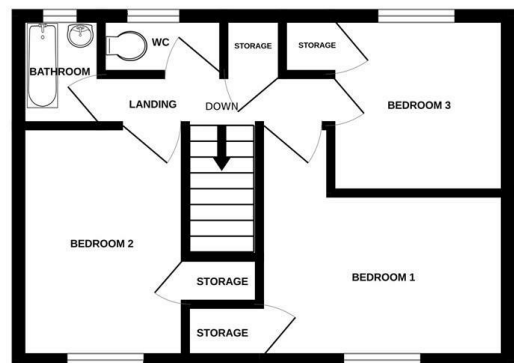
Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |

GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024