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Claverham Close, Worcester, WR2 4NB

Offers Over £315,000

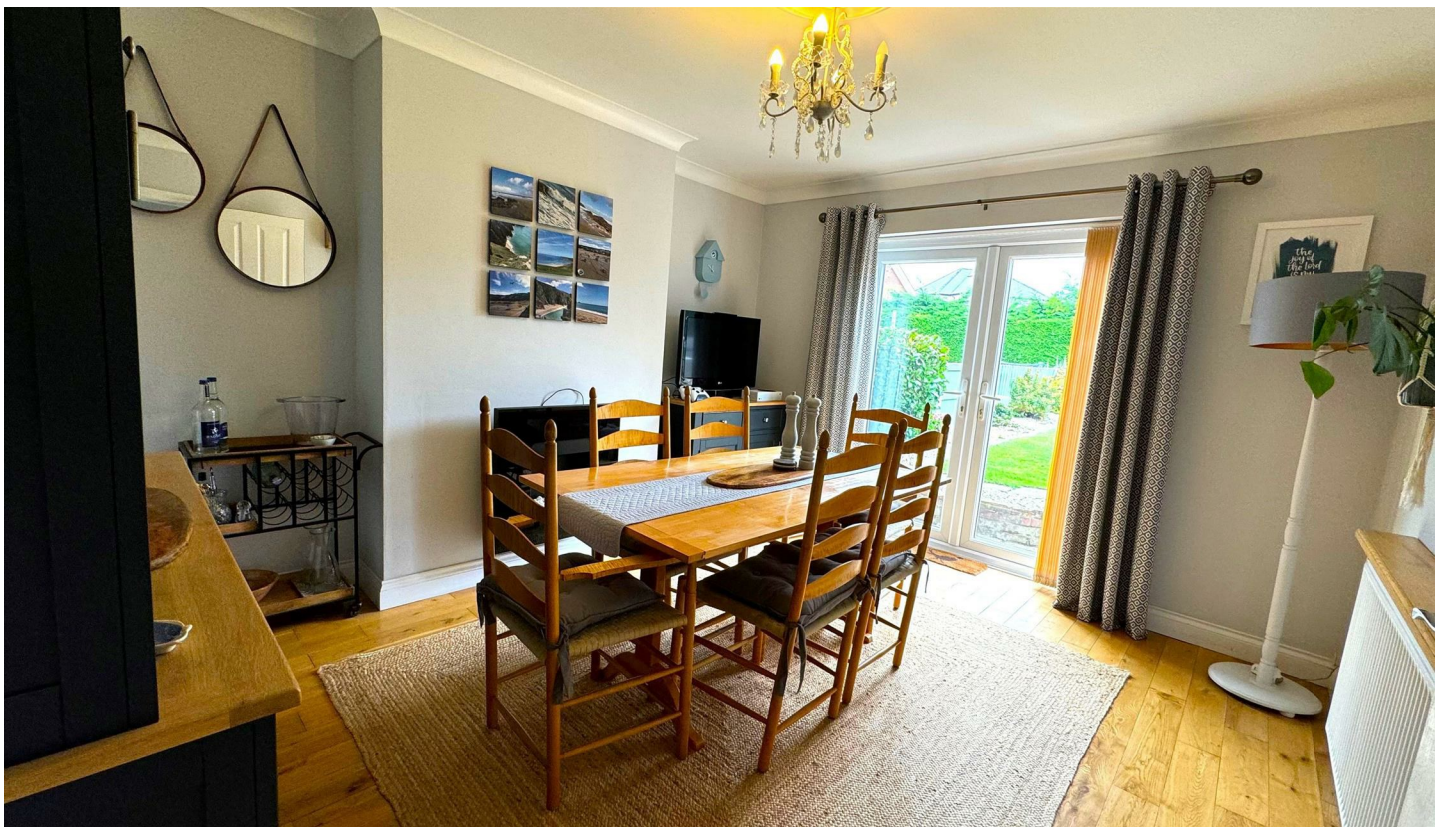
- Semi Detached Property
- Quiet Cul-De-Sac Location
- Three Bedrooms
- Driveway Providing Off Road Parking
- Rear Gardens
- Well Presented
- Two Reception Rooms
- Gas Central Heating & Double Glazing
- Garage/Carport
- EARLY VIEWING ESSENTIAL

19 Claverham Close, Worcester WR2 4NB

An immaculately presented, spacious three bedroom semi detached home situated in a sought after location within a quiet cul-de-sac. Offering well proportioned accommodation. NO CHAIN. EPC - C.



Council Tax Band: C





LOCATION AND DESCRIPTION

Situated in an extremely convenient and popular location within the desirable area of St Johns which has excellent access to transport links and Worcester City centre. There are a variety of amenities close to the property which include two highly recognised schools, Pitmaston primary and Christopher Whitehead secondary, the university and leisure facilities. The property is a substantial semi detached house. Access is via an opaque double glazed door with matching side panels opening into:-

RECEPTION HALL

Ceiling light, radiator, understairs cupboard, solid wood flooring, stairs to the first floor and doors to:-

LOUNGE

11'3 x 10'11

A pleasant and cosy reception room with ceiling light, feature bow window, radiator and solid wood flooring.

DINING ROOM

11'4(max) x 13'0

Ceiling light, radiator, solid wood flooring and double glazed French doors overlooking and opening onto the garden.

KITCHEN

13'0 x 8'11

Ceiling light, two rear facing double glazed windows, side facing opaque double glazed door opening into the carport, useful walk in storage cupboard with shelves and radiator. There are a range of wall, base and drawer units, roll top work surface over, complimentary tiling to walls and floor, stainless steel sink with matching drainer and mixer tap, four ring electric hob with extractor fan over, built in oven and space for appliances.

LANDING

Ceiling light, side facing opaque double glazed window, loft access and doors to:-

BEDROOM ONE

12'11 x 11'4(max)

A good size principal bedroom with ceiling light, rear facing double glazed window, radiator and a range of fitted wardrobes.

BEDROOM TWO

10'10 x 9'11

Another good size double bedroom with ceiling light, front facing double glazed window, radiator and a range of fitted wardrobes.

BEDROOM THREE

7'11 x 7'6

Ceiling light, front facing double glazed window and radiator.

BATHROOM

9'9 x 6'3

Ceiling light, rear facing opaque double glazed window, chrome heated towel rail and cupboard housing the wall mounted boiler. There is a three piece suite consisting of bath with electric shower over, wash hand basin with cupboard under and low level W.C.

GARAGE/CARPORT

26'1(max) x 9'4

Front facing wooden doors, opaque roof, light, power and a separate rear facing wooden door gives access to the rear of the property.

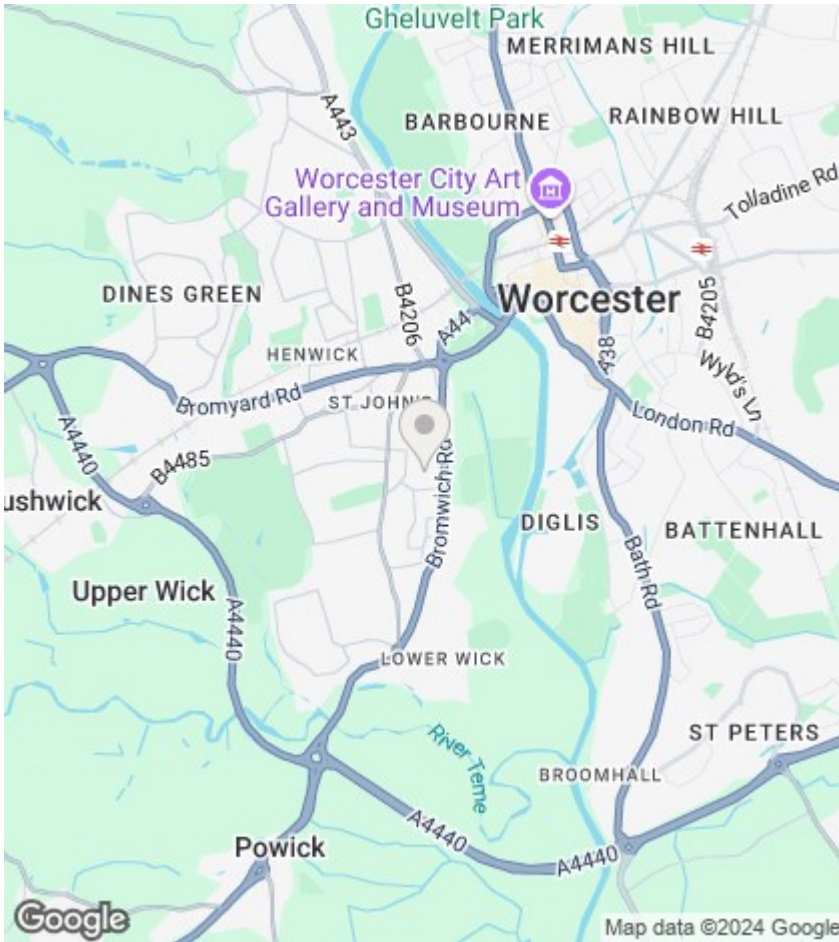
OUTSIDE

To the front of the property is a paved driveway offering off road parking and a gravelled foregarden with planted hedging.

To the rear of the property is a good size, low maintenance garden mainly laid with lawn, a pleasant seating area, and wooden shed. The garden has the potential for further landscaping and re-design.

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: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floor, 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.
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