



QualitySolicitors
Parkinson Wright
Estate Agents



Blackthorn Road, Worcester, WR4 9TD

£195,000

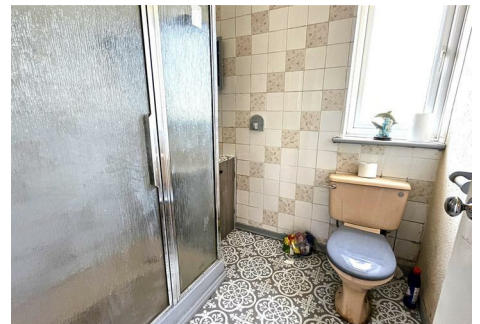
- Semi-Detached House
- Three Bedrooms
- Gardens
- IDEAL MODERNISATION OPPORTUNITY
- Corner Plot
- Double Glazed and Central Heating
- NO CHAIN

7 Blackthorn Road, Worcester WR4 9TD

A three bedroom semi-detached property situated on a corner plot with wrap around gardens in the convenient area of Blackpole in Worcester. NO CHAIN. VIEWING ESSENTIAL. MODERNISATION OPPORTUNITY. EPC - D.



Council Tax Band: B





LOCATION & DESCRIPTION

Situated within the popular residential area of Blackpole which is ideally located for access to local amenities and transport networks with excellent access to Junction 6 of the M5. Worcester city centre is also within easy reach where there are a further variety of shops, restaurants, leisure facilities and schooling. Access to the property is over a fenced fore garden and in turn, via a porch.

HALLWAY

Having a half glazed front door, ceiling light, radiator, stairs to first floor and door to;

LIVING ROOM

15'2" max x 11'11" max

A good sized reception room with ceiling light, double glazed window to front aspect, radiator and a fireplace with an inset electric fire. Door to;

DINING KITCHEN

11'9" max x 9'0" max

Another good sized room with scope to create a dining kitchen and having ceiling light, two rear facing double glazed windows and a cupboard with the utility meters and consumer unit. The kitchen comprises of base, drawer and wall units with work surfacing over and tiled surrounds, one and a half bowl stainless steel sink with drainer, appliance spaces and plumbing for washing machine. Door to;

REAR LOBBY

9'2" x 5'8"

Having light fitting, side facing double glazed window and a half glazed wooden door to each end, meaning the lobby is accessible from both the front and rear garden areas.

STAIRS AND LANDING

Ceiling light, access to loft, side facing double glazed window and built in cupboard housing the wall mounted Ideal gas combination boiler, providing heating and hot water.

BEDROOM ONE

11'4" max x 9'1" max

A good sized second double room with ceiling light, radiator and rear facing double glazed window.

BEDROOM TWO

11'11" x 9'9"

A good sized principal bedroom with ceiling light, radiator and front facing double glazed window.

BEDROOM THREE

8'10" max x 8'2" max

Being 'L' shaped and having ceiling light and front facing double glazed window.

BATHROOM

6'5" x 6'1"

Ceiling light, radiator and side facing double glazed window. The suite comprises of shower cubicle with a Triton electric shower over, basin with cupboards under and WC.

OUTSIDE

The property benefits from being a corner plot and having a wrap around garden giving fantastic opportunity to create a driveway (subject to any necessary consents) and good sized rear garden. The garden currently consists of gravelled areas, lawns and shrubs and a slabbed patio area with wooden sheds. Wooden fencing surrounds the property creating an enclosed outside space.

SERVICES

We are advised all mains services are connected, however this needs to be verified by your legal representative.



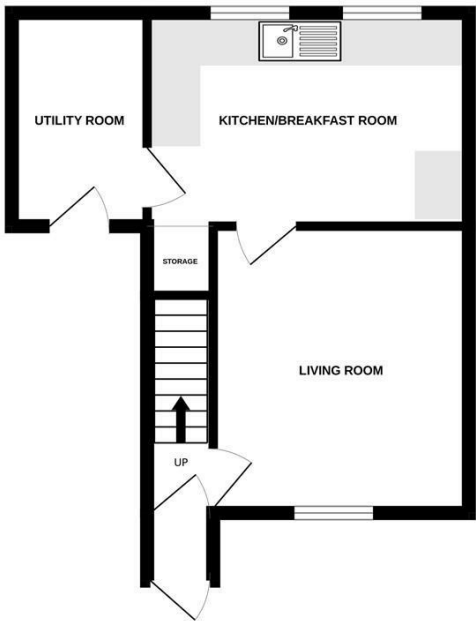
Viewings

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

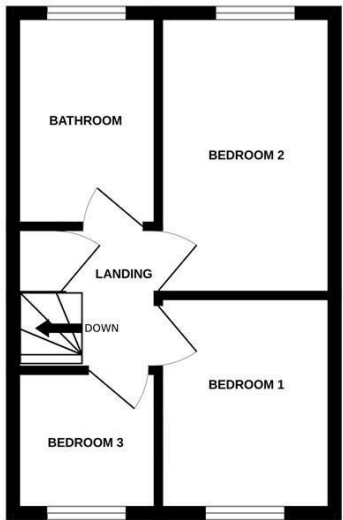
EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 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.
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