51 Meadow Road, Claines, Worcester. WR3 7PP

£500,000

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A beautifully presented, modern three bedroom detached family home, situated in a quiet location within the sought after Claines area of Worcester.

Accommodation comprising: Porch, Entrance Hall, downstairs Cloakroom, Living Room, modern Kitchen/Diner, Garden Room, Snug/Office and access into Garage. On the first floor: Fabulous Master Bedroom Suite with Bedroom, Dressing Room and En-Suite Bathroom, two further Bedrooms and Shower Room.

Outside: To the front is a generous driveway providing parking for several vehicles. To the rear is a stunning, private garden, offering a good degree of privacy.

LOCATION: The property is located in the popular Claines area, ideally placed for access back to the city centre, as well as countryside and motorway links. The area is particularly popular for the local schooling, which offers excellent Primary and Secondary options and benefits from a number of other local amenities.

Living Room - 4.57m x 3.58m (15'0" x 11'9")

Kitchen / Diner - 6.35m x 3.05m (20'10" x 10'0")

Garden Room - 2.92m x 2.77m (9'7" x 9'1")

Snug / Office - 4.11m x 2.57m (13'6" x 8'5")

Bedroom 1 - 4.22m x 2.82m (13'10" x 9'3")

Dressing Room - 3.66m x 2.77m (12'0" x 9'1")

En-Suite - 2.77m x 2.34m (9'1" x 7'8")

Bedroom 2 - 4.19m x 3.66m (13'9" x 12'0")

Bedroom 3 - 2.82m x 2.01m (9'3" x 6'7")

Shower Room - 2.77m x 1.65m (9'1" x 5'5")

Garage - 4.5m x 2.57m (14'9" x 8'5")

Ground Floor
Approx. 80.0 sq. metres (861.4 sq. feet)

First Floor
Approx. 56.3 sq. metres (605.5 sq. feet)

Garden Room
2.92m x 2.77m
(9'7" x 9'1")

Snug/Office
4.12m x 2.58m
(13'6" x 8'5")

WC

Kitchen/Diner
6.36m x 3.04m
(20'10" x 10')

Utility Area

Living Room
4.57m x 3.59m
(15' x 11'9")

Hall

Garage
4.50m x 2.58m
(14'9" x 8'5")

Porch

En-suite
2.35m x 2.78m
(7'8" x 9'1")

Shower Room
1.64m x 2.77m
(5'5" x 9'1")

Landing

Bedroom 3
2.00m x 2.82m
(6'7" x 9'3")

Dressing Room
3.65m x 2.78m
(12' x 9'1")

Bedroom 1
2.83m x 4.21m
(9'3" x 13'10")

Bedroom 2
3.66m x 4.19m
(12' x 13'9")

Total area: approx. 136.3 sq. metres (1466.9 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- Spacious modern family home
- Generous living accommodation
- 3 Bedrooms
- 2 Bathrooms
- Generous driveway & Garage
- Enclosed rear garden
- Popular school catchment
- Easy access to motorway links
- Council Tax Band E

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

Potential: 78

England & Wales
EU Directive
2002/91/EC