



Napier, The Common, Abberley, Worcestershire. WR6 6AY

Offers In Region Of £285,000

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**CASH BUYERS ONLY** A three bedroom semi detached house, situated within this sought after village of Abberley.

Accommodation briefly comprising: Entrance Porch, Entrance Hall, Sitting Room, Dining Room and Kitchen. To the first floor: Three Bedrooms and Family Bathroom.

Outside: The property has off road parking via a driveway and lawn, leading to Carport and Garaging. The rear of the property has a good size garden with garden shed.

#### LOCATION:

The property is situated within this sought after village of Abberley with a local shop, The Elms and pubs close by. There is easy access into Worcester City with major transport links and lying within the Chantry catchment.

**Sitting Room** - 3.94m x 3.66m (12'11" x 12'0")

**Dining Room** - 3.18m x 2.67m (10'5" x 8'9")

**Kitchen** - 3.53m x 3.48m (11'7" x 11'5")

**Bedroom 1** - 3.66m x 3.23m (12'0" x 10'7")

**Bedroom 2** - 4.42m x 2.18m (14'6" x 7'2")

**Bedroom 3** - 2.67m x 2.26m (8'9" x 7'5")





**Ground Floor**  
Approx. 58.9 sq. metres (633.8 sq. feet)



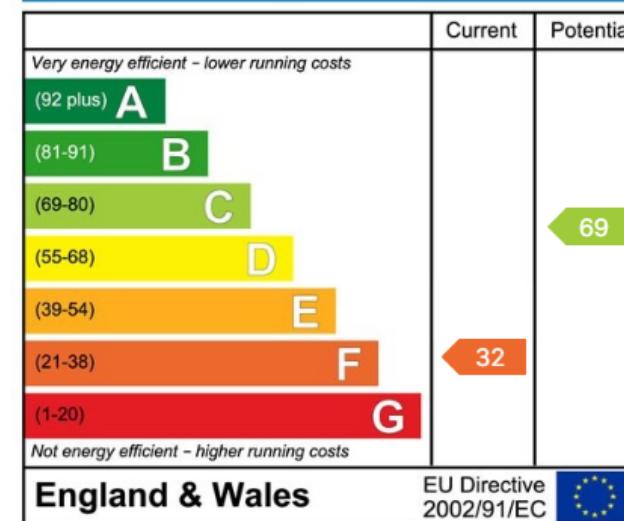
Total area: approx. 98.9 sq. metres (1064.7 sq. feet)

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.



- CASH BUYERS ONLY
- 3 Bedroom semi detached house
- Good size garden
- Garaging
- Sought after village location
- Offering further potential
- NO ONWARD CHAIN
- Council Tax Band: C

### Energy Efficiency Rating



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