

Property details approval form

47 Carlisle Road, Worcester, Worcestershire, England, WR5 1HZ

Date: 14 September 2023

Property Ref and Version: WOR313784 - 0002

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in excess of £220,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > Mid Terrace Home
- > Sitting / Dining Room
- > Kitchen
- > Three Bedrooms
- > Bathroom
- > Driveway Offering Off Road Parking
- > Enclosed Rear Garden
- > NO ONWARD CHAIN!

○ Short Description

A three bedroom mid terrace home with driveway offering off road parking and rear garden situated within a popular residential location Worcester.

○ Long Description

A three bedroom mid terrace home with driveway offering off road parking and rear garden situated within a popular residential location Worcester.

○ Directions

From Worcester City Centre proceed through Lowesmoor, bearing right at the mini roundabout, keeping in the right hand lane, over the traffic lights and on to Shrub Hill Road, at the traffic lights bear left, underneath the railway arch and on to New Town Road, continue along Newtown Road for some distance turn right into Canterbury Road, and right into Carlisle Road where the property is situated on the left hand side as indicated by the agents 'For Sale' board.

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○ Room Description

Accommodation Details

The property comprises entrance hall, sitting / dining room, kitchen, three bedrooms and bathroom.

The property further benefits from gas fired central heating, driveway offering off road parking and enclosed rear garden.

Ground Floor

Part glazed front door leading to entrance hall.

Entrance Hall

Pendent ceiling light, double panel radiator, smoke detector, stairs to first floor, door to sitting room/dining room,

Sitting/ Dining Room

21' x 12' (6.40m x 3.66m)

Front and rear facing window, wall mounted gas fire with back boiler to serve central heating and domestic hot water, two ceiling lights, two single panel radiators, dado rail, door giving access to the kitchen.

Kitchen

14' x 10' 6" (4.27m x 3.20m)

Rear facing window, inset single drainer stainless steel sink unit with cupboard below, one double floor mounted unit, one full length larder unit, part ceramic, tiled walling, understairs storage cupboard, central heating time clock, space and plumbing for automatic washing machine, range of eye level units, extractor, fitted breakfast bar, double panel radiator, ceiling light, door giving access to reception hall, part glazed door giving access to the rear garden.

First Floor Landing

Access to insulated roof space, pendent ceiling light.

Bedroom One

12' plus door recess x 10' 6" (3.66m plus door recess x 3.20m)

Front facing window, pendent ceiling light, one double full length wardrobe with hanging rail and shelving, airing cupboard with slatted shelving.

Bedroom Two

14' 8" x 8' 6" (4.47m x 2.59m)

Rear facing window, pendent ceiling light, single panel radiator, full length wardrobe with hanging rail.

Bedroom Three

10' x 8' (3.05m x 2.44m)

Front facing window, single panel radiator, pendent ceiling light.

Bathroom

Rear facing window, panel bath with 'Aquatronic' shower over, pedestal wash hand basin, low level wc, single panel radiator, ceiling light.

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○ Room Description

Outside

Outside Front

To the front of the property has been mono blocked offering off road parking.

Outside Rear

To the rear of the property is an enclosed generous sized garden being predominantly laid to lawn, with outside wc and garden store.

Services

All mains services are connected to the property.

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○ Floor Plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

○ Approval

Signature

Date

	Signature	Date
Keri Stephens		
Ms A. Multani		