







### Property Description

This generously proportioned four-bedroom semi-detached property is ideally located on the ever-popular Astwood Road, offering excellent access to Worcester city centre, local amenities, and transport links.

Boasting a wealth of character and charm, the property features a spacious layout throughout. Downstairs comprises a welcoming entrance hall, two well-sized reception rooms, a fitted kitchen, large cellar and a downstairs bathroom.

Upstairs are four good-sized bedrooms, perfect for family living or working from home, along with a well-appointed shower room.

Outside, the property truly impresses - with a long rear garden ideal for families, gardening enthusiasts, or those looking to enjoy outdoor entertaining. To the front, a private driveway provides off-road parking.

A superb opportunity for those seeking a spacious home with scope to personalise in a convenient Worcester location.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the

calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Ground Floor

#### Entrance Porch

Front door leading into the entrance porch. A further door then leads into the entrance hall.

#### Entrance Hall

Radiator and ceiling light.

Doors leading through to the living area and kitchen.

Stairs leading up to the first floor.

Stairs leading down to the cellar.



## Living Area

14' 7" x 11' 10" ( 4.45m x 3.61m )

Front facing double glazed bay window, ceiling light, radiator and a fireplace.

## Dining Room

15' 5" x 12' 5" ( 4.70m x 3.78m )

Rear facing double glazed window, ceiling light and a fireplace.

Door leading through to the kitchen.

## Kitchen

13' 9" x 7' 10" ( 4.19m x 2.39m )

Two side facing double glazed windows, ceiling light, wall and base units, cooker, space for under counter appliances, stainless steel sink and drainer units and part tiled walls.

## Bathroom

Side facing double glazed window, bath with shower over, W.C, wash hand basin and fully tiled walls.

## Cellar

Front facing window.

## First Floor

## Landing

Stairs leading to the second floor.

## Bedroom One

12' 8" x 14' ( 3.86m x 4.27m )

Two rear facing double glazed windows, ceiling light, radiator and carpet flooring.

## Bedroom Two

Two front facing double glazed windows, ceiling light, built in wardrobe, radiator and carpet flooring.

## Shower Room

## Second Floor

## Landing

## Bedroom Three

14' 5" x 19' 7" ( 4.39m x 5.97m )

Front facing double glazed window, ceiling light, radiator and carpet flooring.

## Bedroom Four

9' 9" x 12' 4" ( 2.97m x 3.76m )

Rear facing double glazed windows, ceiling light, radiator, built in wardrobe and carpet flooring.

## Outside

## Outside Front

To the front of the property is driveway with steps leading up to the front door.

## Outside Rear

To the rear of the property is a long rear garden which is slabbed and also laid to lawn to the one side.

## Services

All main services are connected to the property.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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3 Foregate Street  
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EPC Rating: E    Council Tax  
 Band: C

Tenure: Freehold

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Property Ref: WOR315616 - 0005