



THE PROPERTY CENTRE
THE AGENT PEOPLE RECOMMEND

01905 22222



3 BED HOUSE - SEMI-DETACHED HOLLY TREE LANE, WORCESTER

- Three Bedrooms
- Extended
- Semi-Detached
- Rushwick
- Open Plan
- Recently Modernised
- Must be seen inside
- Village location
- Driveway



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Open 7 Days a Week

Description

Three bedroom extended semi-detached house in the popular Village of Rushwick that must be seen to appreciate the condition and setting of the property. The house is located at the end of private lane, backs onto open fields and affords a view of the Malvern Hills. The property has been fully renovated throughout to a beautiful standard and retains many of its original features and offers buyers a driveway for several cars, entrance hall, lounge, open plan kitchen/diner/living area which is ideal for family living, gas powered underfloor heating throughout the ground floor, downstairs cloakroom, utility, three bedrooms and gardens. We are carrying out an open house on Saturday the 3rd of February between 12pm and 2pm due to the demand on the property, please contact the Property Centre to book your viewing slot.

Entrance Porch

Double glazed window to front and side aspect, wooden flooring, fitted shoe storage, ceiling light point

Entrance Hall

Double glazed window to side, stairs to first floor, understairs storage cupboard, wooden flooring with underfloor heating, ceiling light points.

Cloakroom

Double glazed window to side, ceiling mounted spot lights, low level w.c, hand basin with splash backs, wooden flooring with underfloor heating

Lounge

3.99m x 3.56m (13'1 x 11'8)
Double glazed bay window to front, underfloor heating, ceiling light point, fitted log burner.

Kitchen/diner/family area (Open Plan)

Kitchen/Diner/Family Area (Open Plan) - Kitchen area 12'11 x 14'5
Range of wall and bases units, kitchen island with breakfast bar and built in cooker, combi microwave and warming draw, ceiling mounted spot light, part tiled walls, space for fridge freezer, integral dishwasher, oak worktops, wooden flooring with underfloor heating.
Dining/Family area 17'2 x 12'8
Bifold doors with integrated blinds opening out to garden, large windows to side, velux windows, ceiling mounted spot lights, wooden flooring, underfloor hearing

Utility

Range of wall units, oak worktops, space for washing machine and tumble dryer, double glazed door to side, ceiling mounted spot lights, wooden flooring with underfloor heating

Garden

Patio area, sleeper borders, mature trees, timber panel fencing, laid to lawn, side access via bar gate, large log shed and timber cladded shed, lighting, gate to fields

Landing

Ceiling light point, radiator, double glazed window to side.

Master bedroom

2.64m x 4.04m (8'8 x 13'3)
Double glazed window to front, radiator, ceiling light point, built in oak wardrobes and drawers.

Bedroom two

3.71m x 3.28m (12'2 x 10'9)
Double glazed window to back, radiator, ceiling light point, feature fireplace.

Bedroom Three

2.49m x 2.31m (8'2 x 7'7)
Double glazed window to front, radiator, ceiling light point

Bathroom

Panelled bath, low level w/c, shower cubicle, double glazed window to rear, vanity wash hand basin, mirrored bathroom cabinet.

Front of the property

Parking for several cars, mostly laid to gravel, lighting, sleeper bed borders, timber panel fencing.

Agents Note:

Should your offer be accepted in line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

Property Price:

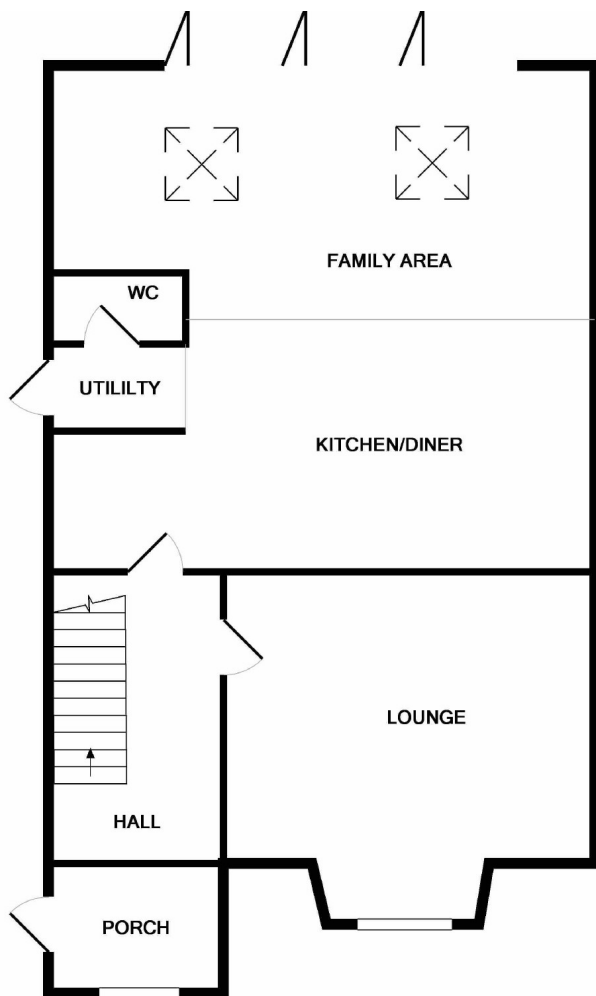
Offers Over £325,000



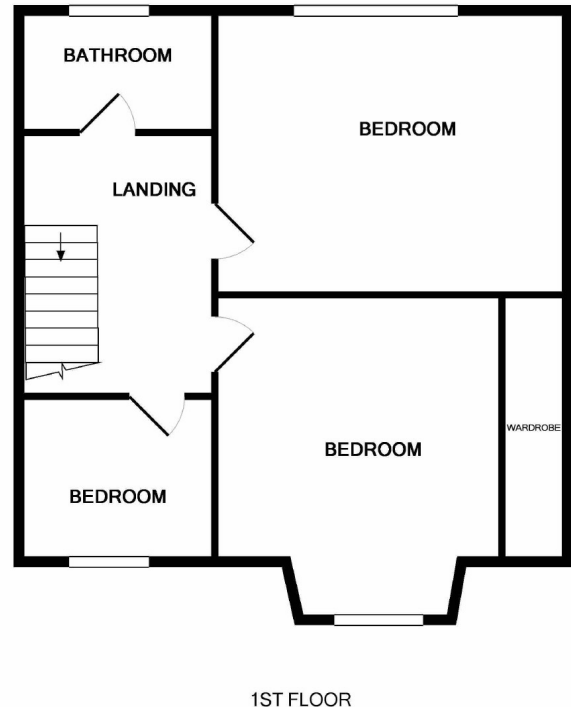


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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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RESIDENTIAL LETTINGS - AGENTS NOTE: Please note that additional fees from £300.00 will apply depending on the number of applicants. A calculation will be provided prior to payment of any holding fee. Further details can be found at www.thepropertycentres.co.uk/fees.

VIEWING BY PRIOR APPOINTMENT VIA THE PROPERTY CENTRE ON 01905 22222

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