



Staplow Road Worcester

£340,000

- Detached three bedroom house
- Living/dining room with doors to the garden
- Breakfast kitchen
- Well maintained garden
- Garage and driveway
- Located on the outskirts of Worcester City centre

**Nigel Poole
& Partners**

Staplow Road

Worcester

£340,000

****DETACHED THREE BEDROOM FAMILY HOME CLOSE TO WORCESTER CITY CENTRE****

Porch; entrance hall; living/dining room and breakfast kitchen. On the first floor there are three double bedrooms and a family bathroom. The fore and rear garden are well maintained with lawns and planting, Garage and driveway with parking for several vehicles. Worcester is a beautiful Cathedral and University City on the banks of the River Severn with a wealth of interesting architecture; top class sports teams and venues, schools and a combination of independent shops and high street names.

Front

Laid to lawn with planting and a driveway with parking for several vehicles. Double glazed windows and to the porch. Access to the garage.

Porch 6' 2" x 5' 9" (1.88m x 1.75m) max

Obscure double glazed window and door to the entrance hall.

Entrance Hall 10' 9" x 5' 11" (3.27m x 1.80m) max

Glazed doors to the living room and kitchen. Under stairs storage cupboard. Stairs rising to the first floor. Laminate flooring. Radiator.

Living/Dining Room 24' 2" x 10' 8" (7.36m x 3.25m)

Double glazed window to the front aspect. Double glazed sliding doors to the rear aspect. Marble fireplace housing the living flame gas fire. Two radiators.



Breakfast Kitchen 15' 0" x 11' 0" (4.57m x 3.35m) max

Double glazed window and double glazed sliding doors to the rear aspect. Wall and base units surmounted by worksurface. Sink and drainer with mixer tap. Tiled splashbacks. Integrated oven. Gas hob with extractor fan over. Space for a fridge freezer. Space and plumbing for a washing machine. Space for a table and chairs. Laminate flooring. Two radiators. Door to the garage.



Landing

Double glazed window to the side aspect. Doors to three bedrooms and bathroom. Access to the loft.

Bedroom One 12' 6" x 9' 11" (3.81m x 3.02m)

Double glazed window to the front aspect. Radiator.

Bedroom Two 11' 0" x 9' 10" (3.35m x 2.99m)

Double glazed window to the rear aspect. Radiator.

Bedroom Three 9' 3" x 7' 0" (2.82m x 2.13m)

Double glazed window to the front aspect. Radiator.

Bathroom 7' 10" x 6' 10" (2.39m x 2.08m) max

Obscure double glazed window to the rear aspect. Panelled bath with mains shower. Pedestal wash hand basin and low flush w.c. Tiled splashbacks. Central heated ladder rail. Radiator. Laminate flooring.

Garage 18' 11" x 6' 6" (5.76m x 1.98m)

Light and power. Wall mounted gas fired Worcester boiler.

Tenure: Freehold

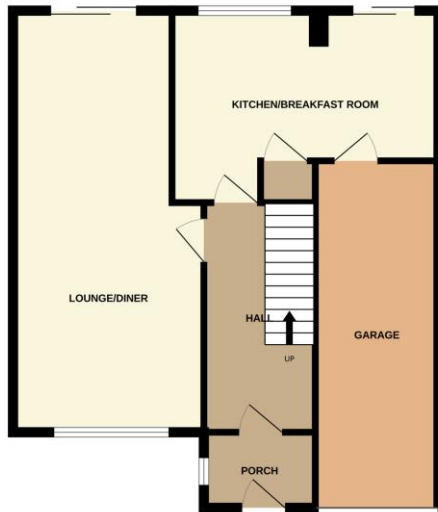
Council Tax Band: D

Garden

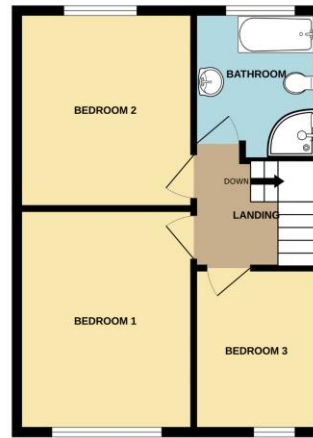
Pretty garden with planting, laid to lawn with a patio seating area. A garage converted to domestic storage. Garden shed. Outside tap.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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