

Crucible Homes



Worcester Close
Clay Cross, S45 9FB

£225,000

Overview

Spacious Family Home

Four Bedrooms

Downstairs WC

Large Conservatory With Thermo
Roof

Low Maintenance & Enclosed
Garden

EPC Rating - Pending



Description

SUMMARY We welcome this exceptional FOUR bedroom end townhouse offering a perfect blend of style, space, and functionality. Situated in a desirable and popular location, this property is ideal for families seeking a comfortable and contemporary living environment.

Upon entering, you are greeted by a hallway leading to an airy multi-functional reception room, perfect for relaxation and entertaining that flows seamlessly into a beautiful Thermo roof conservatory, providing an ideal space for year-round enjoyment and additional living space.

The modern kitchen is equipped with ample wall and base units in a modern white finish and built in oven, hob with extractor over. Ample counter space making meal preparation a delight.

Adjacent to the kitchen is a downstairs cloakroom, ideal for when you have guests and family members round.

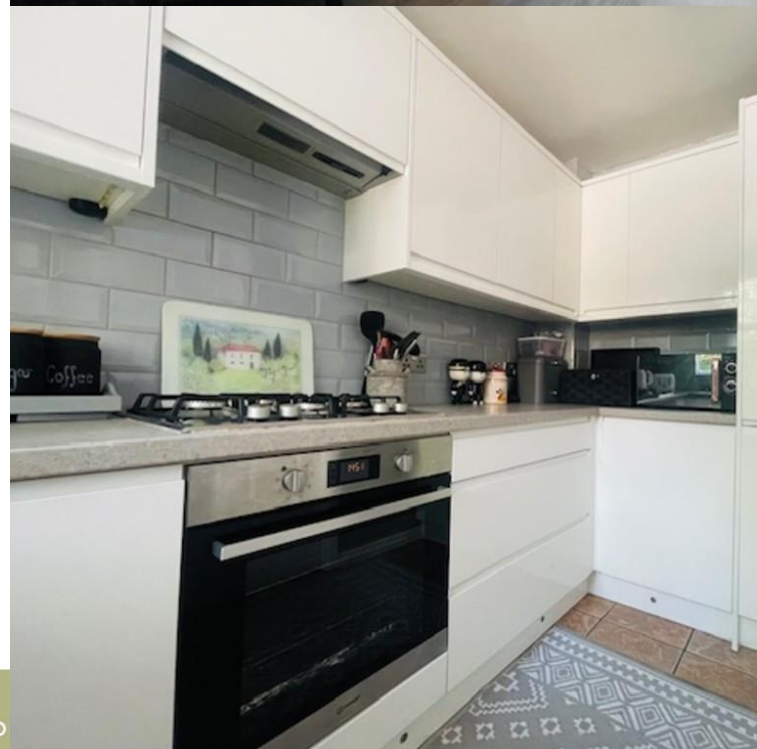
Upstairs to the first floor, you will find two generously sized bedrooms, each thoughtfully designed to offer comfort and space. Both bedrooms having access to a family bathroom which is fitted with bath with shower over, vanity wash hand basin and low flush WC. The walls are finished with contemporary tiles and towel radiator.

To the top floor you have the principle bedroom which is both light and spacious and benefits from having access to an en-suite shower room with low flush WC, wash hand basin and chrome towel radiator.

Along the landing is a further double bedroom, which is again spacious and airy.

The rear enclosed garden is designed for low maintenance, offering a serene space for outdoor activities and relaxation. The garden is complemented by off-road parking and a garage, providing ample space for vehicles and storage.

Additional benefits include double glazing, central heating, and





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, elevations, views and any other details are approximate and the responsibility to check for any errors or omissions remains with the client. The agent does not warrant or guarantee the accuracy of the information as to their condition or otherwise. The agent is not responsible for any errors or omissions.

proximity to local amenities, schools, and transport links. This beautiful townhouse combines modern living with practical features, making it an ideal home for a growing family.

Don't miss the opportunity to make this delightful property your own.

ENTRANCE HALL

WC

KITCHEN 3' 3" x 10' 7" (1,833m x 3.230m)

RECEPTION ROOM 12' 10" x 15' 0" (3.917m x 4.577m)

CONSERVATORY 12' 10" x 13' 0" (3.917m x 3.972m)

FIRST FLOOR

BEDROOM 13' 0" x 8' 8" (3.967m x 2.666m)

BATHROOM 6' 4" x 6' 10" (1.954m x 2.092m)

BEDROOM 13' 0" x 9' 8" (3.979m x 2.947m)

TOP FLOOR

PRINCIPLE BEDROOM 13' 1" x 9' 10" (3.988m x 2.998m)

ENSUITE 6' 0" x 6' 8" (1.832m x 2.045 max m)

BEDROOM 13' 1" x 8' 10" (3.988m x 2.695m)

AGENCY NOTE EPC Rating - Pending

Council Tax Band - C

Property Type – End Town House

Number & Types of Rooms – 1 x kitchen, 1 x downstairs cloakroom, 2 x reception rooms, 1 x main bathroom, 1 x ensuite & 4 x bedrooms

Construction Type – Tradition brick construction with tile roof. Leased solar panels (Approx. 10 years left of lease agreement)

Utilities – Gas central heating, mains electricity with smart meter, mains water, underfloor electric heating with Thermo roof in Conservatory, mains sewage, Fibre Optic broadband (super fast)

Parking – Single driveway with single garage.

Building Safety – No safety issues, no planned/required remedial works.

Rights & Restrictions – Property is not listed, no restrictions or covenants, not in a conservation area, no private rights of way such as easements, servitudes or wayleaves. No public rights of way over property.

Flood & Erosion Risk – No flooding, no water sources nearby, no flood refences, not near the sea.

Planning Permission & Development Proposals – No existing planning permission apart from permission obtained by Bellway homes for the build. Permission obtained for the erection of Conservatory. New leisure centre Sharley Park under construction.

Accessibility & Adaptations – Step free access. Wheelchair accessible fire doors. No wet room or level access shower.

Coalfield or Mining Area - Historical mining area. No current mining activity. No concerns raised on previous mining report - 2010.

