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**Parkinson Wright**  
**Estate Agents**



## The Mead, Worcester, WR2 6JB

Offers Over £300,000

- Semi Detached House
- Kitchen
- Three Bedrooms
- Large Private Garden
- Gas Central Heating & Double Glazing
- Lounge/Dining Room
- Downstairs W.C
- Shower Room
- Garage & Driveway
- NO CHAIN

# 1 The Mead, Worcester WR2 6JB

A fantastic opportunity to acquire a three bedroom semi detached house situated in a quiet cul-de-sac location within St Johns. EARLY VIEWING ESSENTIAL. EPC - C

 3  1  1  C

Council Tax Band: C





## LOCATION AND DESCRIPTION

Situated in an extremely convenient location within the desirable area of St Johns which has excellent access to transport links and Worcester City centre. There are a variety of amenities locally including shops, schools, the university and leisure facilities. The property is a substantial semi detached home.

## RECEPTION HALL

Ceiling light, recessed spotlights, radiator, stairs to first floor and doors to:-

## LOUNGE/DINING ROOM

22'7 x 14'7 (max)

A spacious reception room offering lounge and dining areas with two ceiling lights, two wall lights, rear and side facing double glazed windows, rear facing French doors opening directly onto the garden, radiator and a feature fireplace with hearth, mantle over and ornamental electric fire inset.

## KITCHEN

11'6 x 7'10

Ceiling strip light, front facing double glazed window and side facing composite door with double glazed panels giving side access to the rear and front of the property. There are a range of wall, base and drawer units, roll top work surface over, separate breakfast bar providing seating for dining, ceramic sink, matching drainer, mixer tap, four ring electric hob, extractor fan over, built in oven under and space for washing machine and fridge/freezer.

## DOWNSTAIRS W.C

6'0 x 2'8

Recessed ceiling spotlights, front facing opaque double glazed window, wash hand basin and a low level W.C.

## LANDING

Ceiling light, radiator, cupboard housing a combi boiler and loft hatch. Doors to:-

## BEDROOM ONE

15'10 x 10'9

A good size principal bedroom with ceiling light, dual aspect front and side facing double glazed windows allowing plenty of natural light and radiator.

## BEDROOM TWO

15'4 x 8'6 (into wardrobe)

Another good size double bedroom with ceiling light, rear facing double glazed window, radiator and a range of fitted wardrobes.

## BEDROOM THREE

9'7 x 8'0

A good size single bedroom with ceiling light, front facing double glazed window, radiator and a cupboard providing useful storage space.

## SHOWER ROOM

Ceiling light, rear facing opaque double glazed window and heated towel rail. There is a modern three piece white suite consisting of shower cubicle with rain shower head over, a separate shower attachment, wash hand basin with cupboards under and a low level W.C.

## OUTSIDE

To the front of the property is a low maintenance ornamental artificial lawn area blocked paved driveway providing off road parking and leads to the garage and the front door. There is side pedestrian access to the rear via a wrought iron gate.

To the rear of the property is a large, private enclosed garden, with seating area, lawn and planted shrubs and trees.

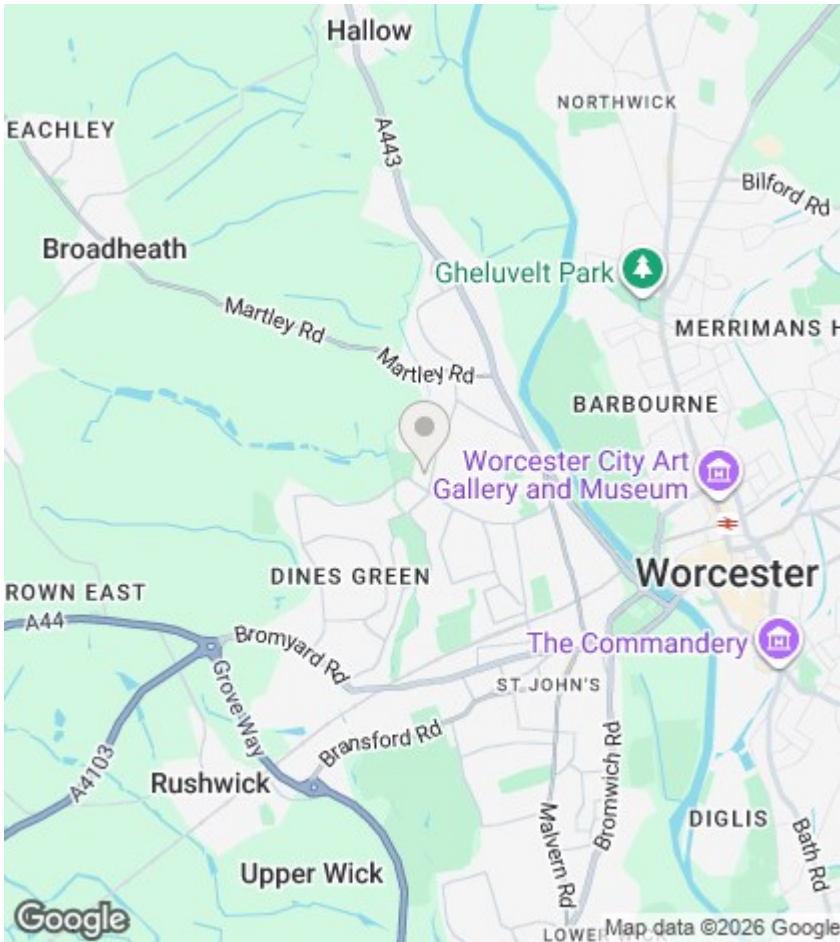
## GARAGE

17'3 x 8'3

With up and over door.

## SERVICES

We believe all main services are connected to the property but have not been verified by the agents.



## Viewings

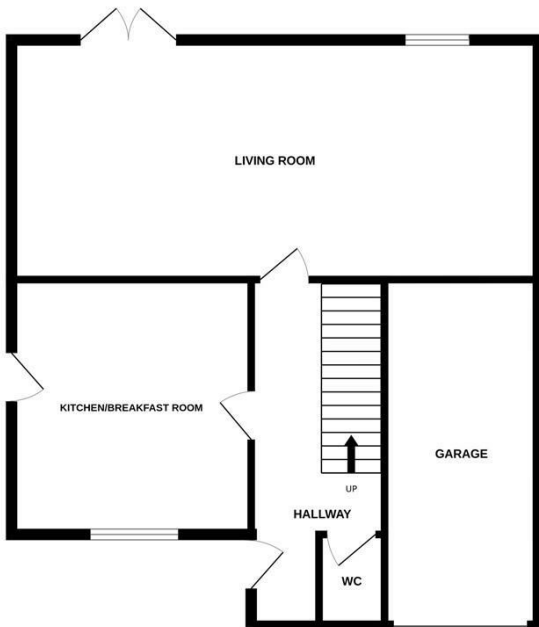
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: C

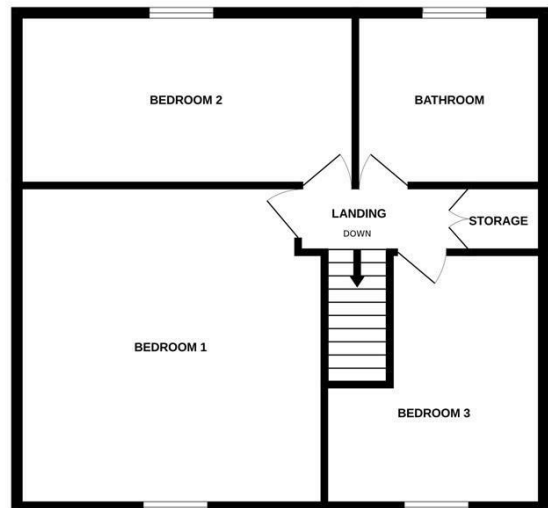
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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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