



# 24 Church Road

Worcester

Situated on a quiet road in the WR3 postcode is this traditional end-terraced home.

You enter into you entrance hall which leads from the front door to the dining room, the door to your right hand side opens into you living room, followed by the staircase to the first floor and then through into the spacious dining room. The dining room open up into a rather large galley style kitchen.

On the first floor there are two bedrooms and a landing which leads you through to a separate, large bathroom.

From the kitchen you can enter your courtyard garden and then there is a gate that leads you to your rear garden.

This could be your ideal first time purchase, so why not call us and book in your viewing slot.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





### Agents Notes

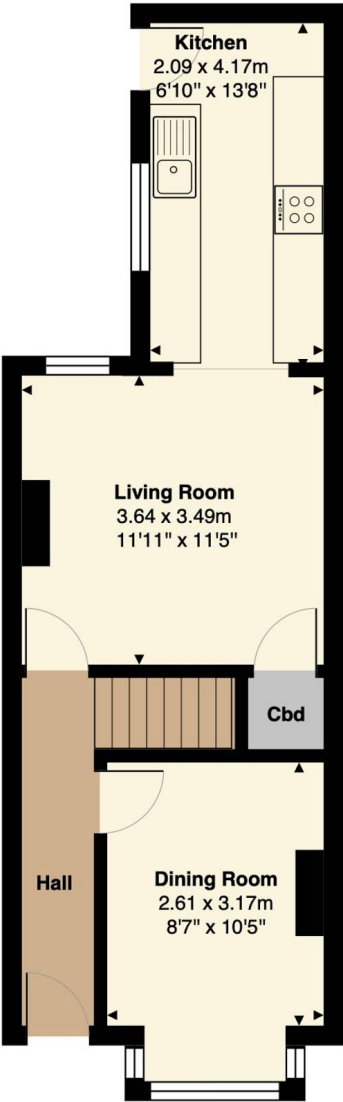
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines – for terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyer's Info" page.

### General Information

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.



All measurements are approximate and for display purposes only



Ground Floor

