



# 58 Sanctuary Close

Worcester

Looking for a home that gives everyone their own space... without feeling like you're living miles apart?

Well, you've just found it. With four generous bedrooms, three reception rooms, and two bathrooms, this detached family home has all the room you need to spread out, come together, and make memories.

Whether it's family movie nights in the lounge, hosting friends in the dining room, or creating the perfect home office or playroom, the flexible living space adapts to whatever your lifestyle demands.

The kitchen is bright, spacious, and offers plenty of storage and worktop space, making everything from a quick breakfast to a Sunday roast a breeze.

Upstairs, you'll find four well-proportioned bedrooms, giving everyone their own place to relax, along with two modern bathrooms to help make those busy mornings that little bit easier.

Outside, the generous private garden is ready for summer BBQs, children to burn off some energy, or simply somewhere to sit with a coffee and enjoy a bit of peace and quiet. There's also the added bonus of off-road parking and a garage.

Set in a sought-after location, this is the kind of home that simply works—whether you're a growing family or just looking for a little more room to enjoy life.

Could this be the home you've been waiting for? There's only one way to find out...

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





### Agents Note

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.





**Ground Floor**



**First Floor**

All measurements are approximate and for display purposes only