



9 Montreal Close

Worcester

Tucked away in a quiet cul-de-sac, this three-bedroom semi-detached home is offered for sale with no onward chain.

The property has a bright entrance hall leading through to a spacious living room and dining area, providing plenty of room for both everyday family life and entertaining. The kitchen offers a good amount of storage and worktop space.

Also located on the ground floor is the main bedroom and family bathroom, making the layout particularly convenient and offering the option of single-level living.

Upstairs are two further well-proportioned bedrooms, offering flexibility for families, guests or those working from home.

The property also benefits from useful storage, double glazing and central heating. Outside, there is off-road parking and a garage, providing additional storage or potential for a variety of uses.

The location offers a quiet residential setting while remaining conveniently placed for local amenities, schools and transport links.

With its practical layout, three bedrooms and scope for a new owner to put their own stamp on it, this is a great opportunity for first-time buyers, families or investors alike. Early viewing is recommended.

Freehold

Council Tax Band C - Worcester City Council

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Agents Note

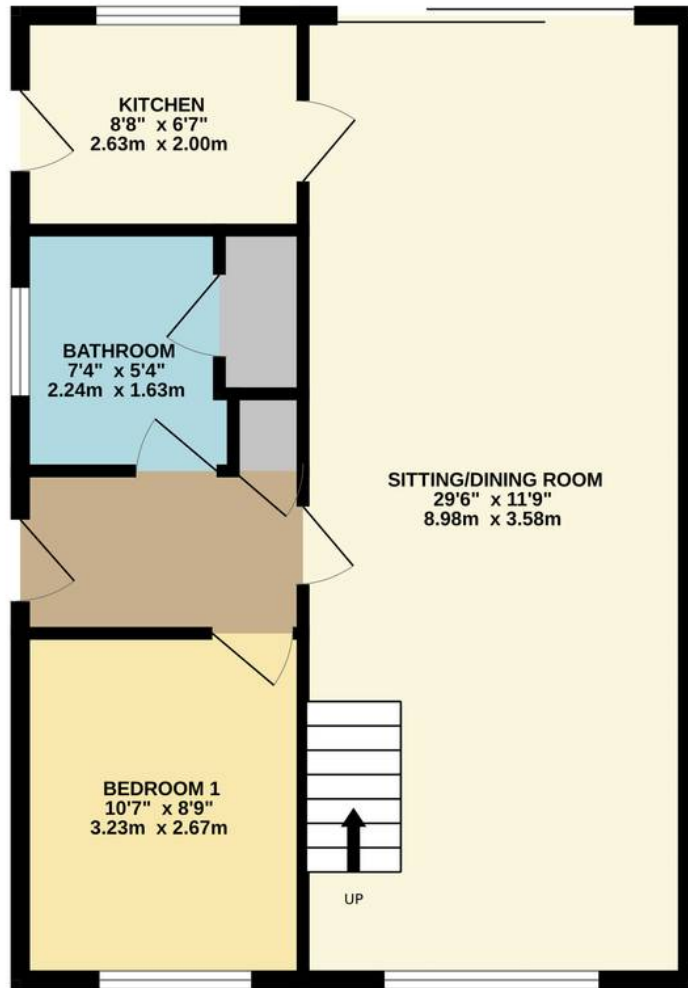
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines – for terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyer's Info" page.

General Information

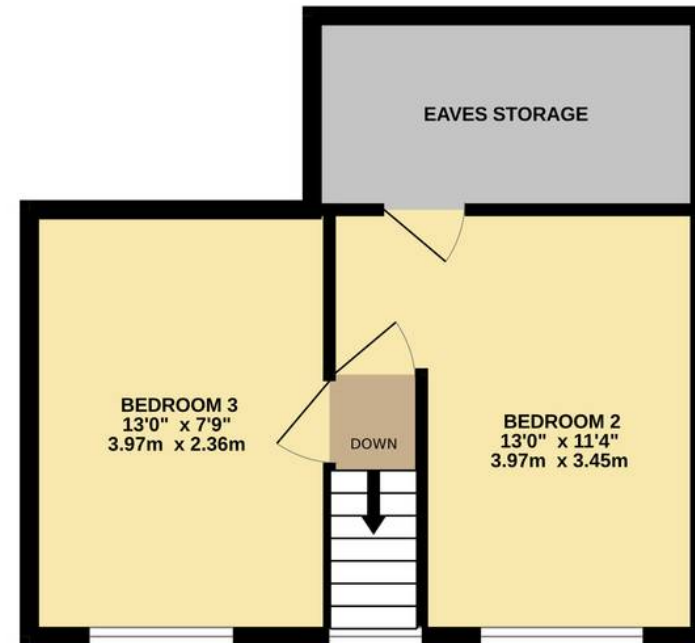
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are 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



1ST FLOOR



SHELTON & LINES

ESTATE AGENTS OF WORCESTER