

SHELTON
&
LINES



32 Yarrow Close, Worcester - WR5 3SS

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Worcester

Looking for somewhere that feels like home? You might have just found it.

This charming two-bedroom semi-detached home has that lovely combination of comfortable living, useful space and a warm, homely feel that makes you want to put your feet up and stay awhile.

The bright and welcoming reception room gives you plenty of space to relax, entertain or simply enjoy a quiet evening at home. The kitchen is equally practical, with enough room for preparing dinner, grabbing a quick breakfast or getting everyone together around the table.

Upstairs, there are two generous bedrooms, giving you plenty of flexibility. One for sleeping, one for guests, a home office, dressing room or perhaps somewhere to hide away with a good book, we'll let you decide!

Outside, the rear garden is not overlooked and gives you your own little bit of outdoor space, whether you're planning summer BBQs, enjoying your morning coffee or attempting to keep the garden looking respectable! And when you do need to head out, the location makes everyday life nice and easy, with local amenities, schools and transport links all within easy reach.

Whether you're looking for your first home, a place for a small family or simply somewhere you can put your own stamp on, this could be a very good place to start.

Cosy, practical, full of potential and ready for its next chapter... could that be with you?

Garage and allocated parking.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

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.

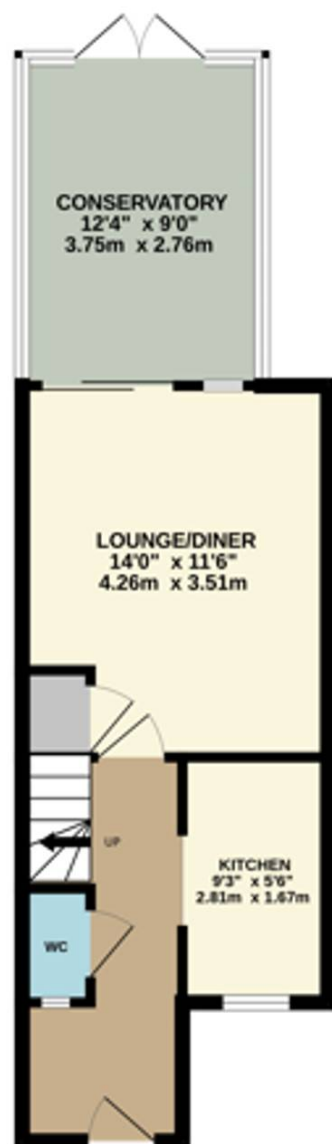
General Information

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



1ST FLOOR



SHELTON & LINES

ESTATE AGENTS OF WORCESTER

Whilst every attempt has been made to ensure the accuracy of the description 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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