



## 8 Leslie Avenue

Worcester

This beautifully presented four-bedroom semi-detached house offers a warm welcome the moment you step inside. The spacious layout is perfect for both family life and entertaining, with two inviting reception rooms and a thoughtfully extended kitchen and dining area that's made for gatherings and everyday moments alike. The main bedroom suite provides a peaceful retreat, while three further bedrooms offer flexibility for family, guests, or even a home office. Practical touches abound, including a handy cloakroom and utility room that keep daily routines running smoothly.

Step outside and discover the real jewel of this property: an impressive, large rear garden that's just waiting for summer barbeques, children's games, or a quiet morning coffee in the sunshine.

To the front, there's off-road parking for three cars (so you'll never have to worry about finding a space after a busy day). Whether you're a keen gardener, a family looking for room to grow, or simply someone who loves to entertain outdoors, this outside space is sure to delight. The blend of generous living accommodation and fantastic outdoor features makes this house a rare find, ready for you to make it your own.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





### 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.

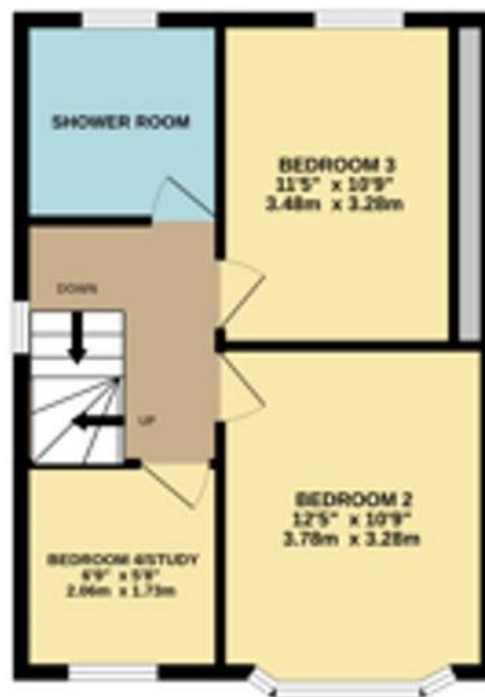
**FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



SHELTON &amp; LINES

ESTATE AGENTS OF WORCESTER

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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