



Colesborne Close, Worcester

£250,000



Key Features

- 3 Bedroom Semi Detached House
- Planning Permission for Side and Rear Extension
- Garage, Off Street Parking
- Entrance Porch
- Spacious Living Room
- Open Plan Kitchen Diner
- EPC rating C
- Freehold



This lovely three-bedroom semi-detached house is perfect for small families, first time buyers or even buy-to-let investors. It offers a complete home. Situated within a quiet cul-de-sac in Worcester, the property offers generous space, convenience, and future potential.

As you enter, you will be greeted by a well decorated entrance porch that leads directly into a spacious living room. When walking into the open plan kitchen diner, you are welcomed by the bright and warm space looking into the rear garden.

Upstairs are two double bedrooms and a further single bedroom, offering flexibility for families, guests, or dedicated home office space as needed. The property comprises a family bathroom.

Externally, the house benefits from a private rear garden complete with decking and patio areas. The front patio adds to the character and the home's kerb appeal. Off-street parking is available with a garage en bloc, and communal parking space ensuring practical and secure parking options.

A desirable feature of this property is the existing planning permission for a single-story side and rear extension, providing an excellent opportunity for future development and the creation of additional living space.

Additional features include reliable gas central heating, which ensures a warm and comfortable environment throughout the changing seasons.

Please note, the property benefits from solar panels (25 year lease) - please contact for more details.

Important Agent's Note: Sale-Ready Property

To facilitate a highly efficient transaction and significantly reduce sales timescales, this property is being sold with a comprehensive, pre-prepared Home Information Pack.

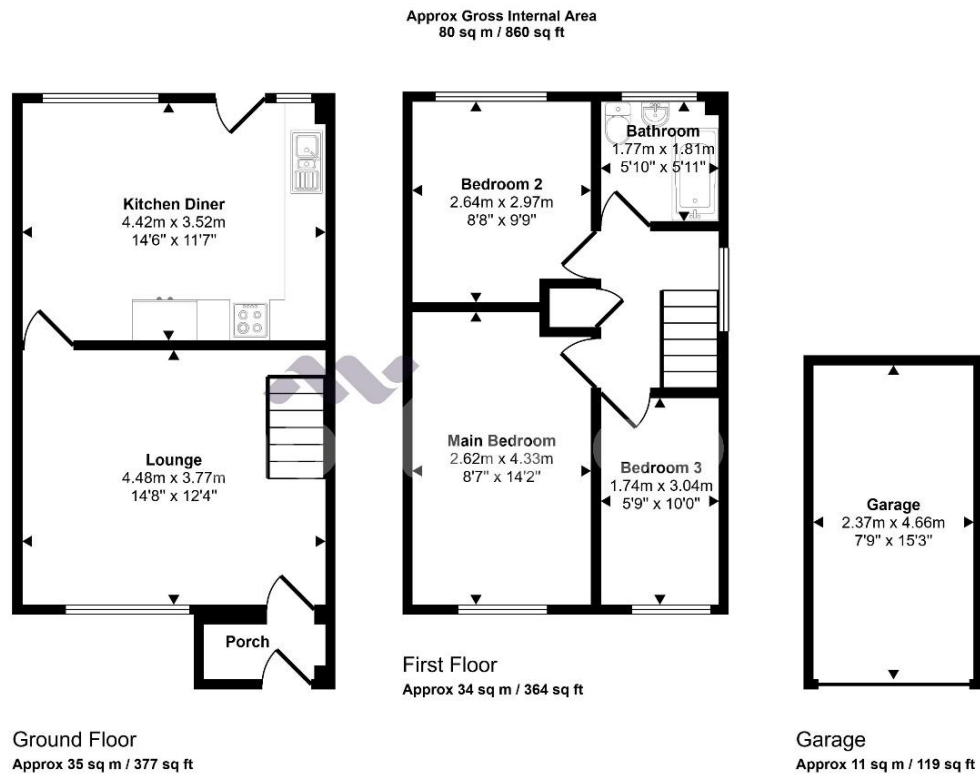
Following the formal acceptance of an offer, a non-refundable reservation fee of £1,500 including VAT (in addition to the agreed purchase price) is payable. After the sending of Memorandum of Sale, the property will be marked as Sold Subject to Contract.

The Home Information Pack comprises:

- ID verifications, AML and PEP checks
- Local Authority Search & Local Land Charges
- Drainage and Water Search
- Environmental Risks Search
- Additional HM Land Registry documentation
- A RICS Level 2 Survey (ordered) TA forms

Contact us today to book a viewing.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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