



28 Saunders Street, Northwick, Worcester. WR3 7ED  
£375,000

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A modern four bedroom detached family home, situated along a quiet lane within the popular Northwick area, within a short walk of the highly popular Northwick Manor Primary School.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, spacious Living Room, Dining Room and Kitchen. On the first floor: Bedroom 1 with En-Suite Shower Room, three further Bedrooms and Family Bathroom.

Outside: To the front is off road parking for 3 vehicles, as well as fully enclosed garden. To the rear is a private courtyard garden backing onto allotments with pleasant outlook.

#### LOCATION:

The property is situated to the North of the City in the popular residential area of Northwick, enjoying a range of local amenities, highly rated school catchment and giving easy access to the centre of Worcester and Junction 6 of the M5 motorway.

**Living Room:** - 6.5m x 3.12m (21'4" x 10'3")

**Dining Room:** - 3.48m x 3.3m (11'5" x 10'10")

**Kitchen:** - 4.78m x 2.54m (15'8" x 8'4")

**Bedroom 1:** - 3.86m x 3.12m (12'8" x 10'3" maximum)

**En-Suite:** - 1.5m x 1.42m (4'11" x 4'8")

**Bedroom 2:** - 3.12m x 2.54m (10'3" x 8'4")

**Bedroom 3:** - 2.62m x 2.59m (8'7" x 8'6")

**Bedroom 4:** - 2.72m x 2.54m (8'11" x 8'4" maximum)

**Bathroom:** - 1.93m x 1.65m (6'4" x 5'5")





**Ground Floor**  
Approx. 51.3 sq. metres (552.4 sq. feet)



**First Floor**  
Approx. 43.7 sq. metres (470.2 sq. feet)



Total area: approx. 95.0 sq. metres (1022.5 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- Detached family home
- 2 Bathrooms
- Off road parking for 3 vehicles
- NO ONWARD CHAIN
- Council Tax Band: D
- 4 Bedrooms
- Garden to front and rear
- Quiet sought after location
- Walking distance of Northwick Manor Primary School



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	