

3 Wakeman Street

Worcester

This beautifully renovated and extended two-bedroom terraced house has been thoughtfully updated to create a home that feels both stylish and practical, with plenty of space for modern living.

The living room is a comfortable and welcoming space, while the real highlight is the impressive extended kitchen. Designed with everyday living in mind, it provides plenty of room for cooking, dining and entertaining, with **bifold doors opening directly onto the garden**. Open them up on a warm day and the kitchen and garden become one lovely, usable space — perfect for everything from a morning coffee to dinner with friends.

There is also a separate dining area, giving you the flexibility to enjoy meals together before settling down in the living room afterwards.

Upstairs are two generously sized bedrooms, **both benefiting from their own bathrooms**, making this an especially practical home for couples, guests or a small family. A downstairs WC adds further convenience.

Throughout the property, the décor and finishes have been carefully chosen, resulting in a home that feels fresh, well presented and ready to move straight into.

Outside, the private garden is a real bonus, particularly for a home in such a convenient location. It provides a great extension of the living space and, being relatively easy to maintain, gives you somewhere to enjoy without spending every weekend looking after it.

With local amenities within easy reach and excellent transport links nearby, this is a home that combines **good space, thoughtful improvements and a genuinely useful garden**.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

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

