



98 Victoria Avenue

Worcester

This well-presented three-bedroom semi-detached home offers spacious and flexible accommodation, making it an excellent choice for growing families, first-time buyers or those looking for additional living space.

The property features two generous reception rooms, providing versatile areas for both everyday family life and entertaining. The dining room opens into the fitted kitchen, which offers ample storage and workspace.

Upstairs, there are three well-proportioned bedrooms, together with the added benefit of a useful loft room. Accessed via a staircase, this versatile space is ideal for use as a home office, hobby room, or additional storage, offering flexibility to suit a variety of lifestyles, while the family bathroom is well appointed and serves the home comfortably.

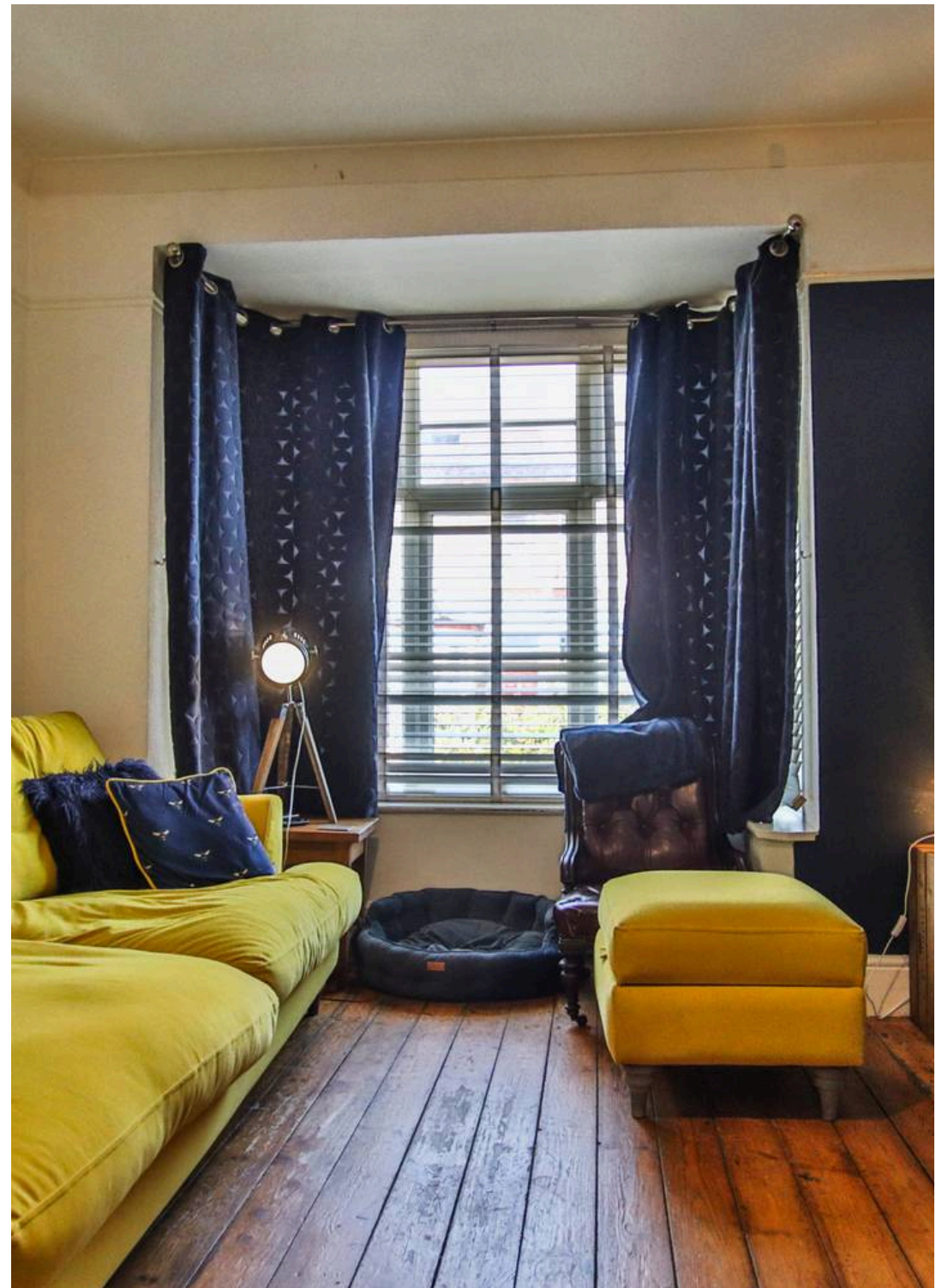
Outside, the property enjoys a private rear garden, perfect for relaxing or entertaining during the warmer months. To the front, there is access to a shared driveway, available on a first-come, first-served basis, with additional on-street parking readily available nearby.

Situated in a popular residential location, the property is conveniently placed for local shops, schools and transport links, making it well suited to modern family living. Combining generous accommodation with flexible space and a convenient location, this is a wonderful opportunity to purchase a home that can be enjoyed for years to come.

FREEHOLD

Council Tax Band B - Worcester Council

EPC Energy Efficiency Rating: D





Agents Notes

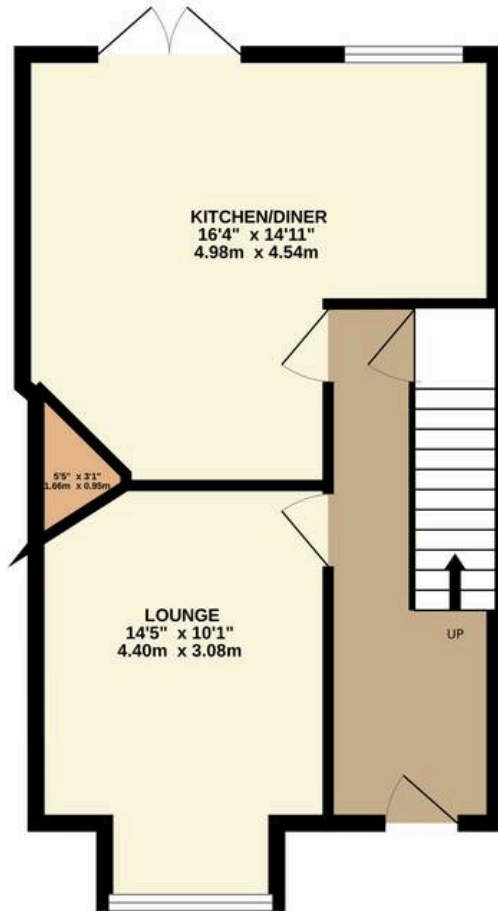
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines – for terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyer's Info" page.

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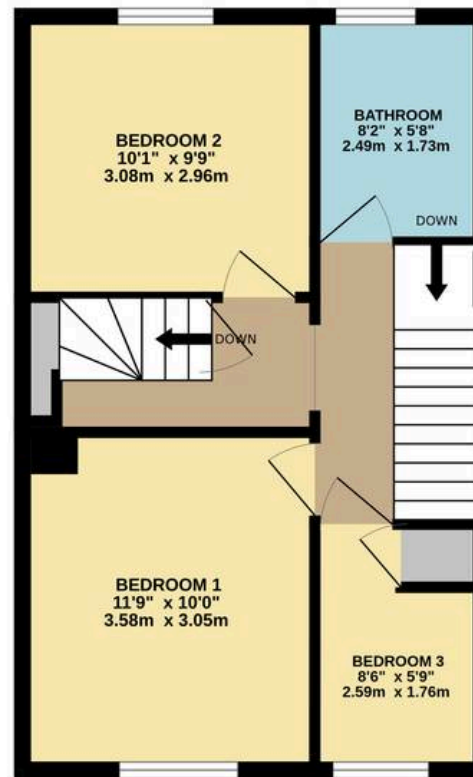
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are 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 (LOFT CONVERSION)

