



A generously proportioned three storey townhouse with a bay window & period features. This home falls within catchment of Nunnery Wood school & is walking distance of the city centre & the nearby 'Little Als' coffee shop along the canal.

The home offers over 1500 square foot of living accommodation & comprises: reception hallway with stairs rising to the first floor landing & access into the front room/sitting room/study & the second reception room. Both these rooms have feature fireplaces & the second reception room has double doors out into the dining area & kitchen. The dining space overlooks the garden & has doors out to the low maintenance space & the kitchen enjoys a range of base & wall units, sink & drainer, oven, hob & extractor & space for appliances. From the kitchen is a useful utility area & the downstairs W.C.

To the first floor, the landing leads to the second floor & into the two double bedrooms. The primary bedroom has an en-suite with a double shower cubicle, WC & wash basin. There would be space for a bath, should you prefer.

To the top floor is a further double bedroom & shower room, along with a useful study/dressing room/occasional bedroom.

Externally, there is a front garden & pathway to the door. To the rear, the garden is mainly laid to slab & fenced & enclosed.

The home is walking distance of Fort Royal Park, a convenience shop, the city centre (0.5m) & Shrub Hill Station (0.6m). Worcester has a wide range of amenities, to include pubs, bars, restaurants, cafes, shops, supermarkets & leisure facilities. The M5, J7 is a short car journey away & there is a useful Waitrose nearby.

Community events: Fort Royal community cafe in the park, Fort Royal summer fete and Christmas fete - on Fort Royal Hill each house has a stall to promote own businesses, Christmas window displays and walk of wonder with mulled wine, summer solstice in the park (silent disco)

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.

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.



All measurements are approximate and for display purposes only

