

SHELTON
LINES

4 Perdiswell Street, Worcester WR3 7HZ

4 Perdiswell Street

Worcester

Thoughtfully renovated throughout to an exceptionally high standard, this stylish home combines contemporary comfort with character and practical living space. The property has undergone a comprehensive programme of refurbishment, making it an ideal move-in-ready opportunity for buyers seeking a home where the major works have already been taken care of.

The property features a good-sized lounge, presented with neutral décor to create a bright, welcoming and versatile space. Whether relaxing with family or entertaining guests, the lounge provides a comfortable setting that complements the modern finish found throughout the home.

At the heart of the property is a superb open-plan kitchen/dining/entertaining space, designed with modern living in mind. The brand-new kitchen features integrated appliances, including a fridge, freezer, dishwasher, oven and induction hob, creating a sleek and functional space for both everyday living and entertaining. A separate utility room provides additional practicality.

Upstairs, the property offers two well-proportioned bedrooms alongside a beautifully appointed brand-new bathroom.

Further useful space can be found within the cellar, offering excellent versatility for storage or other purposes.

The renovation has been extensive, with a full electrical rewire and complete re-piping in copper, together with the installation of a new boiler located in the loft. The main roof has been stripped back and renewed with new felt and battens, while three roof structures have been fully rebuilt, incorporating 120mm insulation and ventilation. Velux windows have been installed in the bathroom and in the kitchen to create natural light in the home. Energy efficiency and insulation have also been carefully considered, with all external walls studded off using 2x2 timber framing to create a cavity, with 50mm insulation installed between the studs and insulated board fitted over the top. All windows and doors throughout the property are brand new, further enhancing the finish, comfort and efficiency of the home.

Outside, the property benefits from an enclosed rear garden, providing a private outdoor space to enjoy during the warmer months.

With a brand-new kitchen and bathroom, new windows and doors, upgraded plumbing and electrics, extensive roofing works and a high-quality finish throughout, this is a fantastic opportunity to acquire a fully renovated home in Worcester ready to move straight in.

FREEHOLD

Council Tax Band B - Worcester Council

Council Tax band: B

Tenure: Freehold





Agents Note

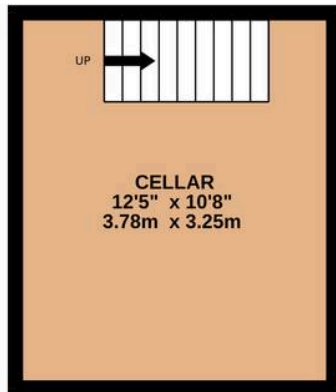
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines – for terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyer's Info" page.

General Information

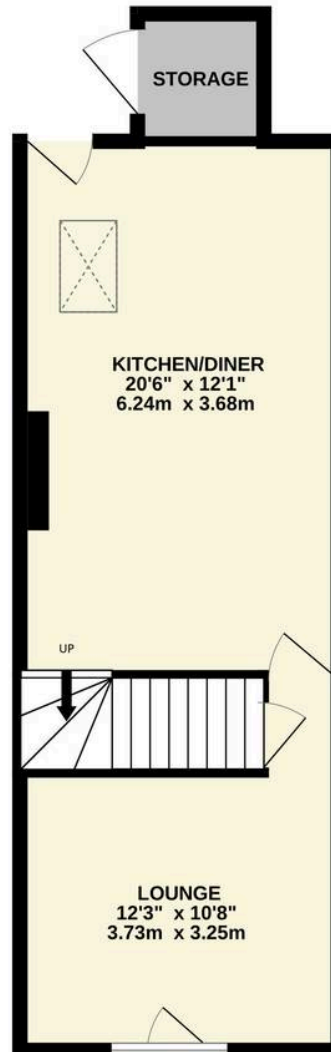
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are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



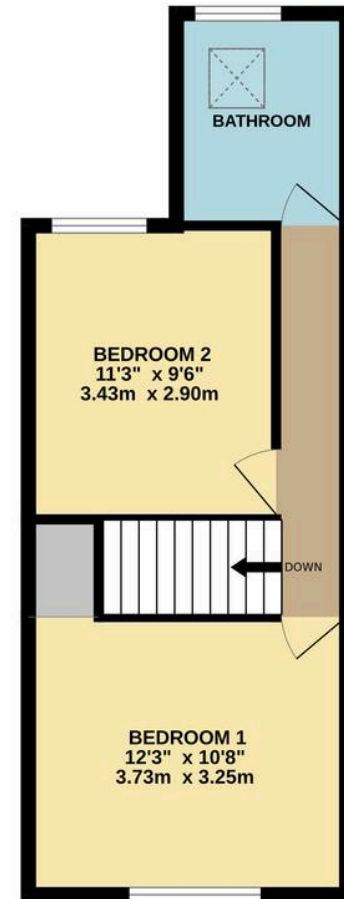
BASEMENT
176 sq.ft. (16.3 sq.m.) approx.



GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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