



St. Annes Road, Worcester, WR3 7PG

Offers Over £300,000

3 2 1



## Summary:

A gorgeous extended semi detached family home situated in the heart of Claines, with excellent catchment area for schools, close to local amenities and on good bus route. This property has been fully renovated and tastefully decorated throughout with high quality modern fixture and fittings. The property in brief comprises; open plan kitchen/lounge/dining room room, study/bedroom four, w/c, utility, three bedrooms and bathroom. The property benefits from gas central heating, double glazing and rear garden. Viewing is recommended to appreciate the size and location.

## Description:

Access is gained via front door leading into the hallway with stairs to first floor and storage cupboard. Study is towards the front aspect, or could be either additional living room/bedroom four creating versatile living space. The rear aspect is the hub of the home, having a modern and contemporary open plan living/kitchen/diner space which is perfect for entertaining family and friends. The kitchen area offers base and eye level units with roll top work surfaces. Built in appliances to include; extractor fan, hob, oven, fridge/freezer and dishwasher. Feature sky lights and bi-folding doors which open onto the rear garden, flooding the room with lots of natural light. Utility with plumbing for washing machine. To the first floor are three bedrooms. The family bathroom offers a three piece white suite with under basin storage and half tiled walls. The property benefits from gas central heating, double glazing and rear garden.

## Outside:

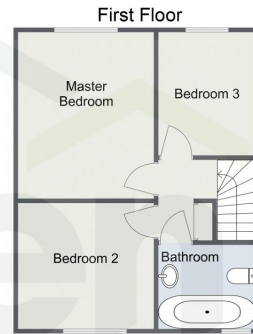
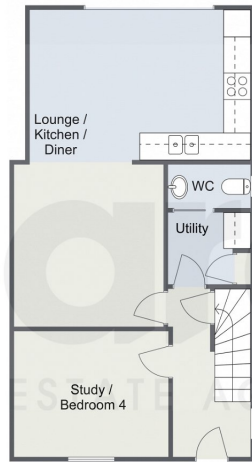
Access is gained via kitchen/living/dining area. The rear garden is enclosed by timber panel fencing and is mainly laid to lawn. Patio area, perfect for garden furniture and outside dining. To the front is a gravel area and side access.

## Location:

Situated in the popular area of Claines, there are local amenities such as a convenience store, pubs, playing field with a park. A



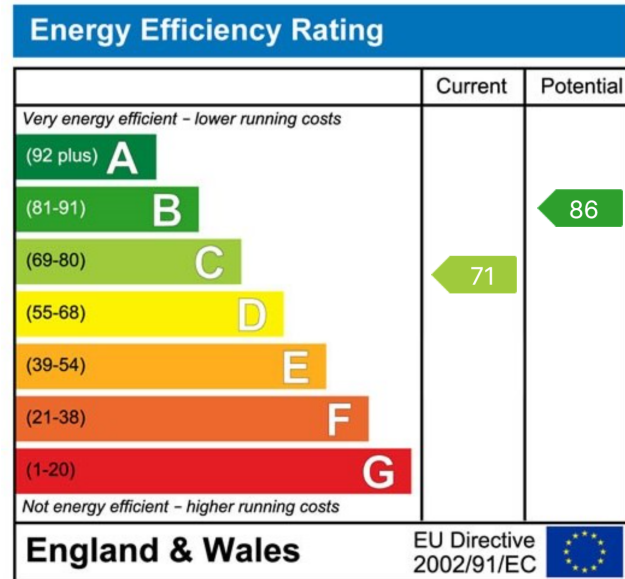
St. Annes Road, Worcester  
Ground Floor



Total Area Approx  
86.1 Sq M  
926.8 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Renovated Semi Detached Family Home
- Open Plan Living/Kitchen/ Diner
- Study/Bedroom Four, Utility and W/C
- Three Bedrooms and Bathroom
- Rear Garden and On Street Parking
- Popular Claines Location



For more information on this house or to arrange a viewing please call the office on:

**01905 958 290**

Alternatively, you can scan the QR to view all of the details of this property online.

