

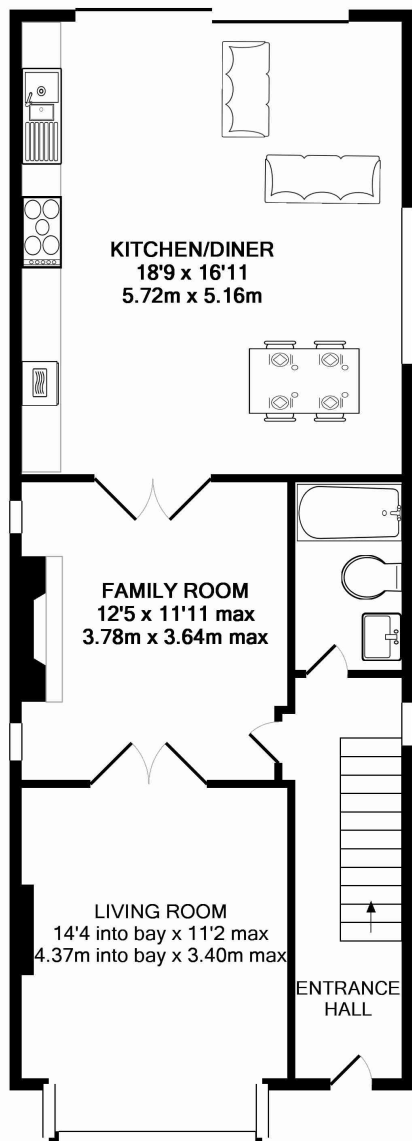
10 Southall Avenue, Northwick, Worcester, Worcestershire, WR3
Offers in excess of £350,000, Freehold



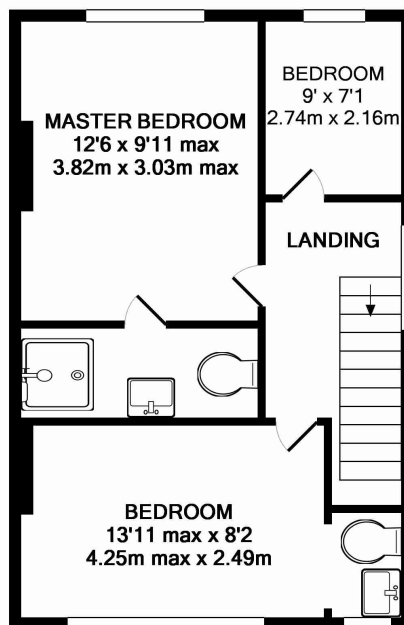
This 3 bedroom detached property Bay Tree House is in the highly desirable location of North Worcester has been meticulously renovated to a high standard by the current owners and must be seen to be appreciated. The property offers accommodation to include; Entrance Hallway, under stairs storage cupboard, Family Room, Extended Kitchen/open plan living/dining area, Living Room, Family Bathroom, 3 Bedrooms (2 with en suite) also benefits from having double glazing throughout, Gas Central Heating, newly fitted Worcester Bosch combi boiler with spectacular frontage and generous rear gardens.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Long Description

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Family Room: 12'5 x 11'11 (3.78m x 3.64m) MAX

Having feature fireplace with electric effect 'wood burner style' fire, central light point, power points, television point, radiator, double doors with opaque single glazed panels inset and waist height privacy glass, opening into large extended kitchen/diner and double doors opening into:

Living Room: 14'4 x 11'2 (4.37m x 3.40m) MAX

Having bay style newly fitted double glazed bay window to the front aspect, electric effect fireplace, power points, large pendant light, television points and low level radiator.

Kitchen/Breakfast Room: 18'9 x 16'11 (5.72m x 5.16m)

This room is simply beautiful. Standing in the kitchen/breakfast room looking out into the garden gives a feeling of tranquillity. Having a range of base, drawer and wall units, work surfaces, one and a half bowl stainless steel sink with drainer, integrated 5 burner gas hob with extractor fan over, integrated fridge and integrated freezer and plumbing for washing machine. Also having LED spot light points with dimmers, range of power points, UPVC double glazed windows to the side aspect and triple panel UPVC sliding doors opening up onto the patio area and garden.

Bathroom:

Having a three piece white suite consisting of ¾ bath with shower over, sink with pedestal and WC, chrome effect eye level towel rail, central light point with gloss stone effect tiles to the walls and floor.

Landing:

Having UPVC double glazed window to the side aspect, ceiling light point, power point, loft access and doors to:

Master Bedroom: 12'6 x 9'11 (3.82m x 3.03m) MAX

Having double glazed windows to the rear aspect, TV point, central light point, power points, radiator and door to en-suite.

En-suite:

Benefitting from enclosed shower cubicle with oversized shower, low level WC and vanity sink.

Bedroom Two: 13'11 x 8'2 (4.25m x 2.49m) MAX

Having lead lined, UPVC double glazed window to the front aspect, central light point, power point, radiator and also benefits from an en-suite with low level WC and wash hand basin.

Bedroom Three: 9' x 7'1 (2.74m x 2.16m)

Having UPVC double glazed window to the rear aspect, power points, and radiator with central light point.

Outside:

There is a large rear garden which has been recently landscaped and is well-manicured including a stone paved patio area, lawned area, shed, flower beds and hedging to borders. Large summer house come office with power and lighting to rear of main garden and to the side of the property is a gravelled driveway with car port to side aspect and an additional gated side access.

To the front of the property there is a newly laid gravel driveway with a variety of shrubs and flowers. The front garden is bordered by fencing and hedges.

Planning permission exists for the erection of a single storey side extension and is intended to add a

down stairs study and garage. Full details of which can be found using Planning Reference P14E0556 on the Worcester council planning portal.

Directions:

From Worcester City Centre proceed along The Tything and bear left at the fork in the road onto Ombersley Road. After approximately one mile turn left into Southall Avenue where Bay Tree House will be located on the right hand side as indicated by our For Sale board.

General Information:

Whilst we do our best to produce fair, accurate and reliable sales particulars, they are only a general guide to the property. If there are any points which are of particular importance to you, please contact our head office and we will be pleased to provide you with any further information, especially if you are planning to travel to visit the property.

Energy Performance Certificate: Full EPC reports are available from EstatesDirect.com Ltd upon request.

Measurements: All quoted room sizes are approximate and intended for general guidance. You are advised to verify all measurements of the property carefully.

Tenure: We understand the property is offered for sale FREEHOLD.

Fixtures and Fittings: All items not specifically mentioned within these details are to be excluded from the sale.

Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property.

Lettings: If you would like to let your property out, or alternatively rent a property from us, contact our head office on 08456 31 31 31 to discuss your requirements.

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