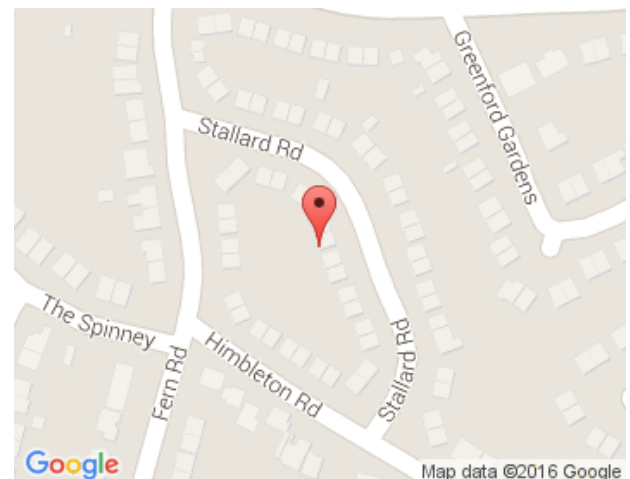


**Stallard Road, Worcester, WR2**  
**£178,000, Freehold**

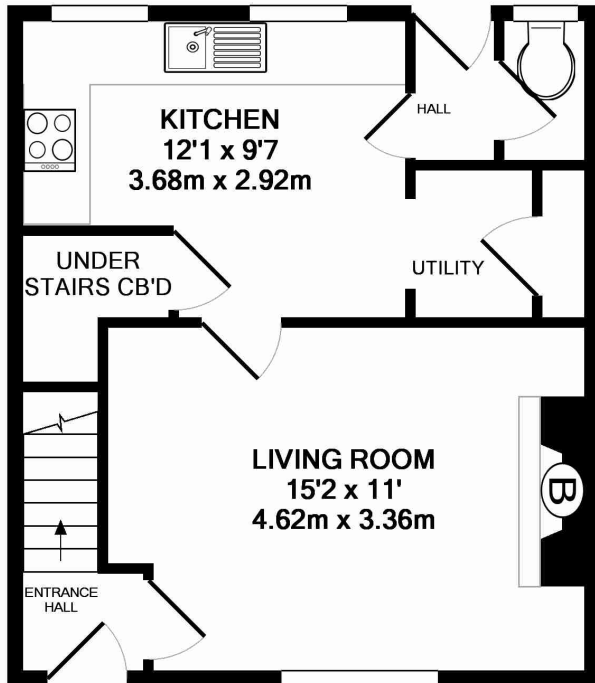


Located in this quiet yet convenient location to the North Western side of Worcester, is this three bedroom semi detached house which was built in approximately 1940.

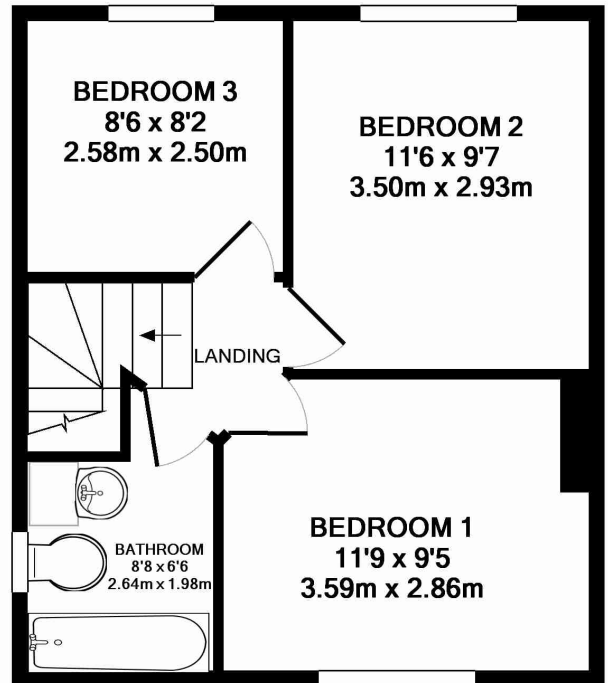








GROUND FLOOR



1ST FLOOR

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## Long Description

Located in this quiet yet convenient location to the North Western side of Worcester, is this three bedroom semi detached house which was built in approximately 1940.

The location is ideally placed approximately 1.5 miles from Worcester Cathedral and has good access to transport links including the M5 motorway which is 5 miles away, Worcester Foregate station is 2.5 miles away and there is a local bus service.

In the local area there are a variety of pubs and restaurants, supermarkets and local shops. Facilities including parks, sports grounds and leisure centre are located nearby. There are also schools rated as "good" by OFSTED within close proximity.

The property has a hard standing area with parking for up to three cars and there are gardens to the front and rear. The front garden has a large lawn with hedge and fenced border. The rear garden again has a lawn and is fenced with a seating area and a variety of shrubs.

Benefitting from a gas central heating system and double glazing, the property briefly comprises:

### Entrance Hallway

A double glazed door with storm porch above leads to the entrance hallway where there is carpeting to the floor, a radiator with thermostatic valve, painted papered walls and a ceiling light. Carpeted stairs lead to the first floor and a door leads into the living room.

### Living Room: 4.62m x 3.36m

With a double glazed window, carpeted flooring, a ceiling light, a television point and a gas fire with back boiler. A door leads to the kitchen.

### Kitchen: 3.68m x 2.92m

Fitted with a range of units in light oak with stainless steel sink and drainer with mixer tap. There is a built in gas oven with gas hob above, a built in cooker hood and space and plumbing for a washing machine. With two double glazed windows, Vinyl flooring, tiled splashbacks, a ceiling light and a useful under stairs storage cupboard. A utility area leads off from the kitchen where there is space for a fridge freezer and a door leading to the airing cupboard which houses the hot water tank.

### Rear Hallway and WC

The rear hallway leads from the kitchen where there is quarry tiled flooring, a ceiling light and a double glazed door leading to the garden. A further door leads to the downstairs WC.

With a WC, a ceiling light, quarry tiled floor and a single glazed window.

### First Floor Landing

With a double glazed window, carpeted floor, a ceiling light, a smoke alarm and loft hatch. Doors lead to the three bedrooms and bathroom.

### Bedroom One: 3.59m x 2.86m

With a double glazed window, a ceiling light, a radiator with thermostatic valve and carpeted floor.

### Bedroom Two: 3.50m x 2.93m

With a double glazed window, a ceiling light, a radiator with thermostatic valve, carpeted floor and coving to the ceiling.

### Bedroom Three: 2.58m x 2.50m

With a double glazed window, a ceiling light, a radiator with thermostatic valve, painted papered walls and carpeted floor.

### Bathroom: 2.64m x 1.98m

Having a double glazed window and a suite in white comprising a bath with electric shower over, a wash basin and a WC. There is tiling to the walls, Vinyl flooring, a ceiling light and a radiator with thermostatic valve.

## Outside Space

There are gardens to the front and rear.

The front garden has a large lawn with hedge and fenced border. The rear garden again has a lawn and is fenced with a seating area and a variety of shrubs. There is an outside tap.

The property has a hard standing area to the front offering parking for up to three cars.

## 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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