

Philip Laney & Jolly



16 Russet Close, Henwick Park, Worcester WR2 6EL

- Detached House
- Sitting Room, Dining Room
- Kitchen, Garden Room
- Three Bedrooms, Family Bathroom
- Attractive Gardens
- Driveway and Garage

Price Guide: £184,950

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LOCATION/DESCRIPTION

A detached house located within a residential neighbourhood of similar style properties to the West side of Worcester. The property offers accommodation comprising: Entrance Hall, Sitting Room, Dining Room, Kitchen, Garden Room, Three Bedrooms, Bathroom, Separate Toilet, Pleasant gardens, driveway, Garage Gas Central Heating & Double Glazing.

Part glazed front door with window to side leading into

ENTRANCE HALL

With stairs to first floor, radiator, doors to

SITTING ROOM

13'0" x 10'11" (3.963m x 3.30m) With marble fire surround and hearth housing coal effect living flame gas fire, window to the front aspect, radiator, two wall lights, laminate flooring, archway to

DINING ROOM

10'6" x 9'2" (3.20m x 2.79m) Sliding patio doors to the rear aspect, radiator, hatch to Kitchen, continuation of laminate flooring.

KITCHEN

10'5" x 8'1" (3.18m x 2.46m) Fitted with matching units including inset stainless steel sink with double drainer, bas drawers and cupboard, work surface over, space and point for gas cooker, matching wall mounted storage cupboards, window to the rear aspect, tiled splash back, door storage cupboard, part glazed door to

GARDEN ROOM

10'6" x 9'5" (3.20 x 2.87). Irregular shape with doors to the front and rear aspects, tiled floor and window to the rear, door to

GARAGE

18'0" x 9'7" (5.49m x 2.92m). With up and over door, light and power.

FIRST FLOOR LANDING

With window to the side aspect, access hatch to roof space, doors to

BEDROOM 1

13'2" x 10'1" (4.01m x 3.07m). Having window to the front aspect, radiator.

BEDROOM 2

10'9" x 10'2" (3.28m x 3.10m). With window to the rear aspect, radiator.

BEDROOM 3

9'8" maximum x 7'3" (2.95m x 2.21m). Having window to the front aspect, radiator.

Door to airing cupboard housing Baxi combination boiler.

BATHROOM

Fitted with a coloured suite consisting of a panelled bath, pedestal wash hand basin, tiled splash back, radiator, window to the rear aspect.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

SEPARATE WC

Having a low level WC, window to the side aspect, tiled splash back.

OUTSIDE Front

The property is approached over a driveway leading to the single garage. The front garden has been gravelled for ease of maintenance with mature shrub border.

Rear

Immediately adjoining the rear of the house is a paved patio area, steps lead down to a lawn with mature apple trees. The garden has mature shrub and flower borders, a pond and timber greenhouse. The garden is enclosed by panel fencing.

TENURE

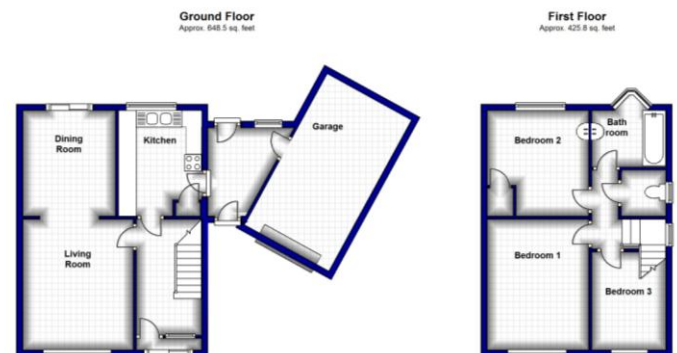
We understand (subject to legal verification) that the property is Freehold.

SERVICES

Mains Electricity, Water and Drainage were laid on to the property and connected at the time of our inspection. We have not carried out any tests on the services, and cannot therefore confirm that they are free from defects or in working order.

DIRECTIONAL NOTE

From the centre of Worcester proceed over the River Bridge into New Road, bear right into Tybridge Street and left in to Hylton Road, continue along into Henwick Road, taking the left turning into Monarch Drive. Take the second turning on the left into Laxton Avenue and left into Russet Close. The property will then be found at the head of the cul-de-sac as indicated by the Agent's For Sale Board.



Total area: approx. 1034.9 sq. feet

