



11 Stoneleigh Close

Worcester, WR5 3RQ

Situated in a quiet cul-de-sac location and within easy access of the amenities of St Peters and to the M5 for commuting is this immaculately presented three bedroom detached home. The property offers spacious and versatile accommodation to include, Entrance Hall, Cloakroom, Living Room, Reception Room and Kitchen Dining Room. Whilst to the First Floor are Three Bedroom and Bathroom. The property further benefits from double glazing, gas central heating, a larger than average enclosed rear Garden and parking for numerous vehicles. EPC Rating D.

£350,000

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Entrance Hall

Part glazed door opens into the Entrance Hall with radiator, wood flooring, door to the Living Room and door to:

Cloakroom

With the continuation of the wood flooring, the Cloakroom is fitted with a white suite comprising low flush WC, wash hand basin with mixer tap and cupboard below. Radiator, extractor fan, tiled walls and double glazed obscured window to the front aspect.

Living Room

14'9" x 15'1" (4.52 x 4.61)

A bright and light room with a large double glazed window to the front aspect, radiator and stairs rising to the First Floor Landing. Continuation of the wood flooring, door to the Kitchen and double doors to:

Reception Room

8'5" x 17'1" (2.59 x 5.22)

Currently used as a Dining Room and Snug, this versatile room offers additional space for entertaining or relaxing. With dual aspect double glazed windows to the front and rear aspects and a double glazed door opening to the Garden. Wood floor boards, radiator, spotlighting and access to the loft space via hatch.

Kitchen Dining Room

10'0" x 14'8" (3.05 x 4.48)

The Kitchen is fitted with a range of cream fronted base and eye level units with wood working surfaces, and tiled splashback. Stainless steel sink unit and slot in oven with four ring gas hob and extractor over. Space and plumbing for two undercounter appliances and further space for an additional undercounter appliance. Concealed combination boiler and double glazed window to the rear aspect. The Dining area is fitted with a breakfast bar and door to understairs cupboard, double glazed door opens to the Garden.

First Floor Landing

Stairs rise to the First Floor Landing with doors off to all rooms and door to a large Airing cupboard currently housing slatted shelving. Access to loft space via hatch.

Bedroom One

8'6" x 13'11" (2.60 x 4.25)

This spacious and light room with wood flooring, radiator and double glazed window to the front aspect. Free standing wooden, mirror fronted wardrobes with hanging rail and shelving.

Bedroom Two

8'0" x 11'4" (2.44 x 3.47)

Wood flooring, radiator, double glazed window to the rear aspect and free standing wooden mirror fronted wardrobe with hanging rail and shelving.

Bedroom Three

6'0" x 8'2" (1.84 x 2.49)

Radiator, wood flooring and door to a useful over stairs storage cupboard. Double glazed window to the rear aspect overlooking the well maintained rear Garden.

Bathroom

Fitted with a white suite comprising low flush WC, pedestal wash hand basin with mixer tap and panel bath with electric shower over. Extractor fan, radiator, double glazed obscured window to the rear aspect and fully tiled walls and flooring.

Outside

To the front of the property is newly paved parking for several vehicles, access to the gated side access and Entrance door.

The Garden to the rear of the property is laid to stone for ease of maintenance, with a paved seating area adjoining the property. A further paved seating area to the side of the property and timber shed with power and lighting. Gated side access to both sides of the property and outside tap, the Garden is encompassed by timber fencing.

Council Tax Band

We understand that this property is council tax band D.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Money Laundering Regulations

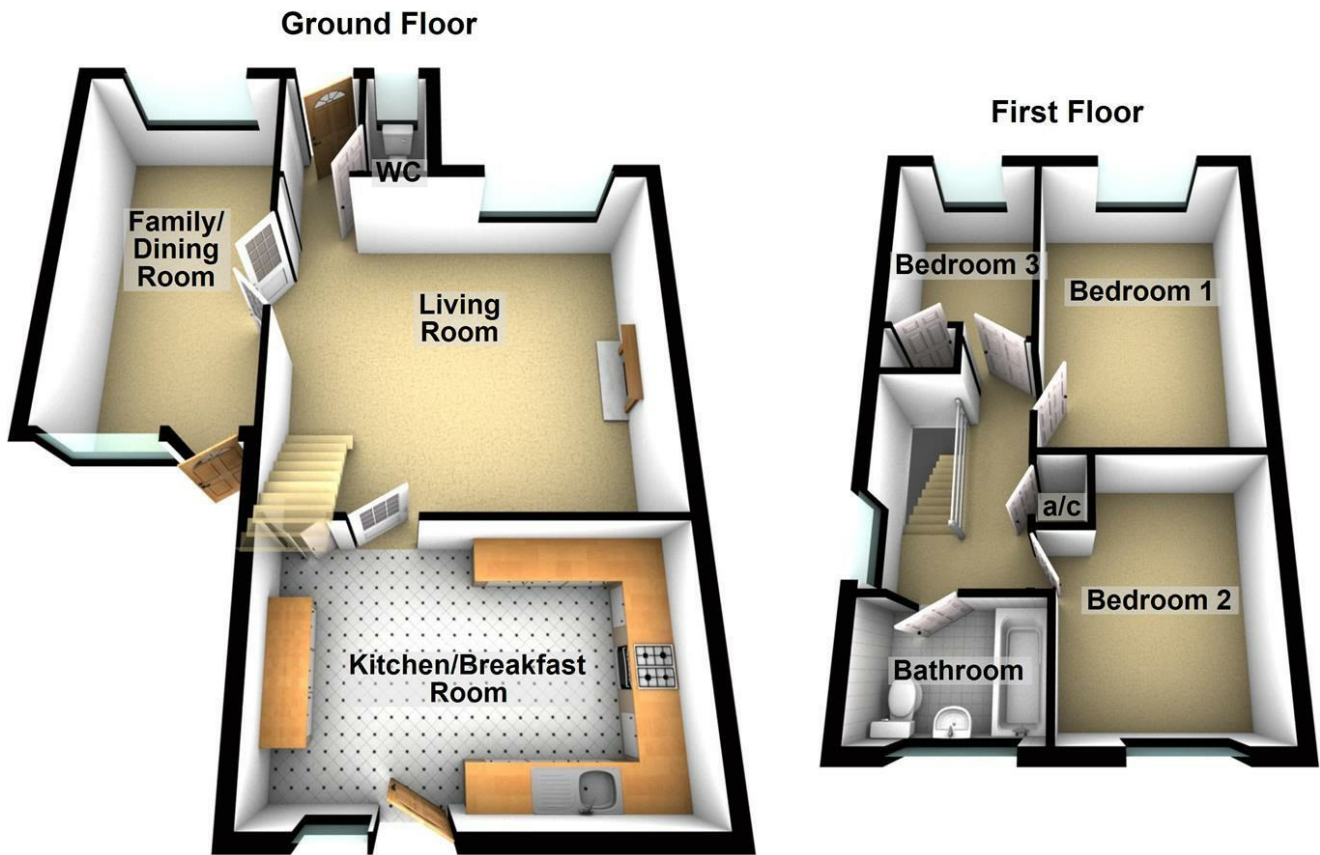
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.



Floor Plan



11 Stoneleigh Close, Worcester

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 67 | 75 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.