



## Creswell Grove Crescent Worcester, WR8 0PP

- Spacious 3-bed detached home in picturesque setting -

Nestled just outside Upton-upon-Severn, this charming property offers a perfect blend of space, light, and tranquility.

The property boasts 3 generous bedrooms, bright, airy rooms throughout, and a spacious interior with plenty of storage. The large, secluded garden plot is perfect for outdoor enthusiasts.

Ideal as a family home or relaxing retreat, it's perfectly placed to enjoy Upton's charming village shops, cafes, and riverside walks. Pop into the local pub for a Sunday roast, grab a coffee in the village, or stroll along the Severn's banks - this home's got it all nearby.

A lovely property in a lovely spot. Book a viewing today!

**£450,000**

# Creswell Grove Crescent

Worcester, WR8 0PP



## Entrance Porch

Double glazed door opens into the Porch. With tile flooring, double glazed window to the front aspect and door to the Entrance Hall.

## Entrance Hall

With doors off to the Kitchen, Living Room, Dining Room and WC. Stairs rise to the First Floor, door to a useful understairs storage cupboard housing the electric meters. Radiator.

## WC

Carpet, WC, wash hand basin, double glazed window to side aspect, pendent ceiling light.

## Living Room

17'11 x 10'11 (5.46m x 3.33m)

Carpet, double glazed window to front aspect, pendent ceiling light, double panelled radiator, electric fire, single panelled radiator, patio door to conservatory, wall light.

## Kitchen

9'11 x 9'10 (3.02m x 3.00m)

Vinyl flooring, range of eye level and ground level units, electric hob, single oven, wash hand basin, pendent ceiling light, double glazed window to rear aspect, space for: washing machine and dishwasher.

## Dining Room

10'5 x 10' (3.18m x 3.05m)

Carpet, pendent ceiling light, single panelled radiator, double glazed window to rear aspect.

## Conservatory

9'9 max x 9'4 max (2.97m max x 2.84m max)

Tile flooring, wall light, French door.

## First Floor Landing

Carpet, smoke detector, double glazed window to side aspect, pendent ceiling light.

## Bedroom One

17'11 x 10' 11 (5.46m x 3.05m 3.35m)

Carpet, double glazed windows to front and rear aspect, pendent ceiling light, single panelled radiator.

## Bedroom Two

10'5 x 9'11 (3.18m x 3.02m)

Carpet, double glazed windows to rear aspect, pendent ceiling light, single panelled radiator.

## Bedroom Three

9'11 x 9'11 (3.02m x 3.02m)

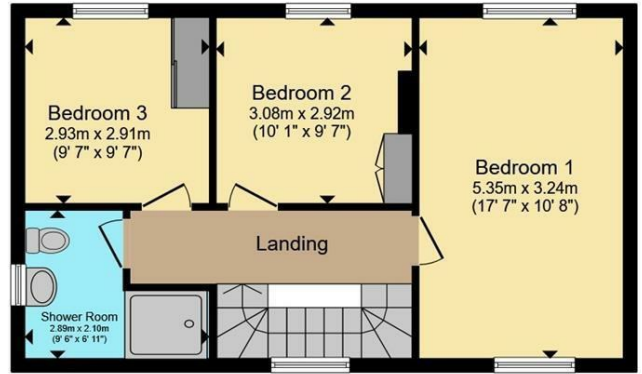
Carpet, double glazed windows to rear aspect, pendent ceiling light, single panelled radiator built-in storage.

## Bathroom

Carpet, wash hand basin, WC, walk-in shower, double glazed window to side aspect, pendent ceiling light, single panelled radiator, electric heater.



# Floor Plan



**Ground Floor**

**First Floor**

Total floor area 109.6 m<sup>2</sup> (1,179 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	64
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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