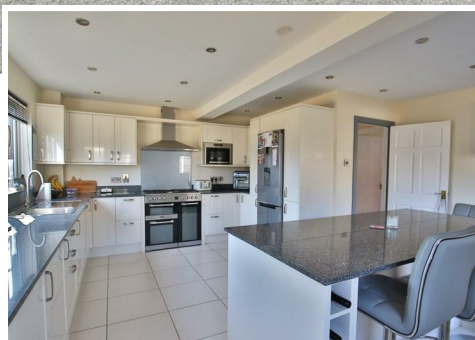




tag



SALES & LETTINGS



Newlands, 24 Wheatfield Avenue, Worcester, WR5 3HA
£700,000

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661



TAG Residential Lettings Limited. Registered in England No. 05783882
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Situation

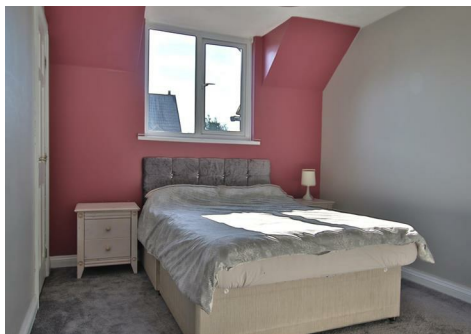
Worcester is situated approximately 17 miles southwest of the southern suburbs of Birmingham and 23 miles north of Gloucester, it has good links to the M5 and other motorway networks making it an ideal place to commute to larger cities.

It has an approximate population of 100,000. The River Severn runs through the middle of city which is overlooked by the 12th century Worcester Cathedral.

The city offers good shopping, dining and entertainment facilities along with the County Cricket Ground and Worcester Warriors Rugby team.

PROPERTY SUMMARY

Five Bedroom Detached House
 Desirable Location
 Kitchen/ Breakfast room
 Lounge and Seperate Dining Room
 Study
 Two En- Suites
 Family Bathroom
 Downstairs Cloakroom
 Off Road Parking For Numerous Vehicles, Garage and Gardens
 Council Tax Band F



Description

Nestled in Wheatfield Avenue, Worcester, this fabulous five-bedroom detached home offers an ideal setting for family living. The property combines classic charm with modern convenience, making it a perfect choice for those seeking a spacious and comfortable residence.

As you enter, you are greeted by a welcoming entrance hall that leads to a convenient ground floor WC and a study, perfect for those who work from home. The heart of the home is undoubtedly the large open kitchen/breakfast room, which provides an inviting space. The living room, located at the rear of the property has patio doors leading the garden, while the adjoining dining room is perfect for entertaining guests. Additionally, the property features a garage, providing extra storage at the rear and a block paved driveway for numerous vehicles.

On the first floor, you will find five well-proportioned bedrooms. Two of the bedrooms benefit from en-suite shower room, adding a touch of luxury and convenience, while a family bathroom serves the remaining rooms.

Situated at the end of a no-through road, this home enjoys a peaceful environment with minimal road noise. The property is also conveniently located near junction 7 of the M5, providing easy access to local amenities and transport links.

This delightful family home in a desirable area is not to be missed. It offers a perfect blend of space, comfort, and convenience, making it an excellent choice for those looking to settle in Worcester.



Kitchen/ Breakfast Room
16'11 x 16'5 (5.16m x 5.00m)

Living Room
17'8 x 12'9 (5.38m x 3.89m)

Study
11'9 x 9'1 (3.58m x 2.77m)

Dining Room
17'9 x 8'11 (5.41m x 2.72m)

Bedroom One
14'6x12'9 (4.42mx3.89m)

Bedroom Two
16'10x9'9 (5.13mx2.97m)

Bedroom Three
14'5 x 9'10 (4.39m x 3.00m)

Bedroom Four
11'9 x 9'5 (3.58m x 2.87m)

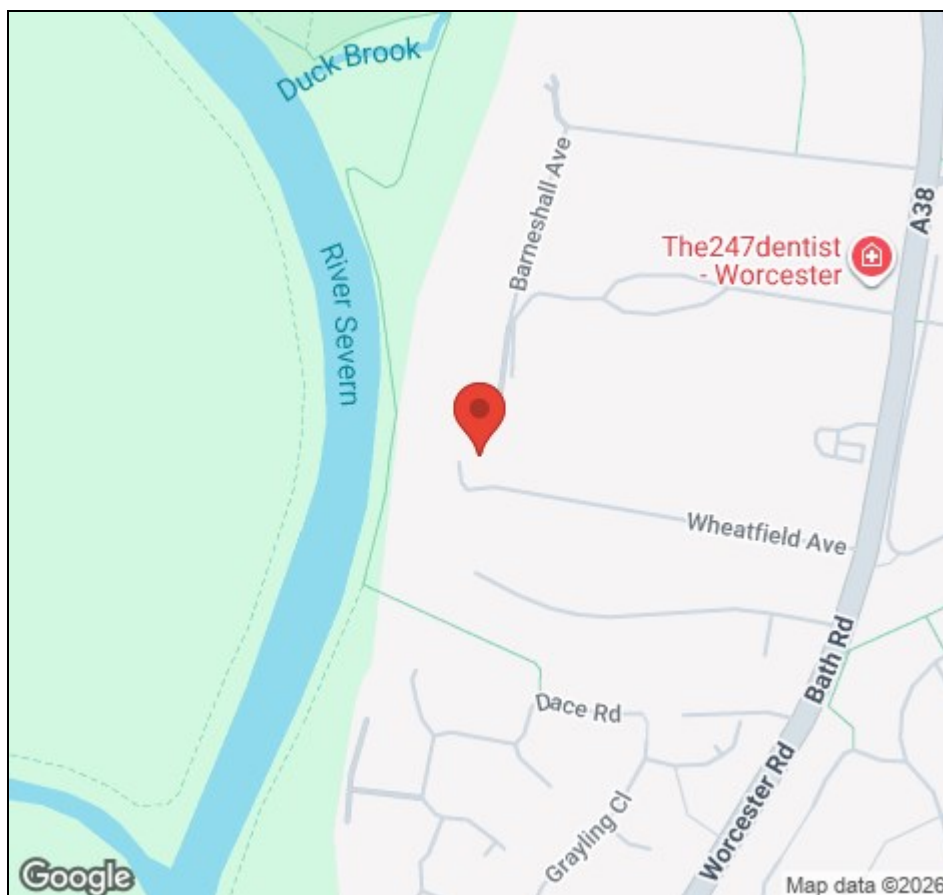
Bedroom Five
10'9 x 8'11 (3.28m x 2.72m)

WC

Family Bathroom
8'9 x 7'2 (2.67m x 2.18m)

En- suite x 2

Garage
17'9 x 9'9 (5.41m x 2.97m)



Viewing strictly by appointment via TAG Sales & Lettings – 01684 275 276

Email: info@tagsalesandlettings.co.uk

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.

All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative.

P Gregory & V Davis trading as TAG Residential Lettings LTD.