



74 HENLEY DRIVE, WORCESTERSHIRE, WR9 7RX
OFFERS OVER £150,000

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A ONE BEDROOM QUAD STYLE SEMI-DETACHED HOME SET IN A PLEASANT TUCKED AWAY POSITION!!

Tucked away within a cul-de-sac is this one bedroom, quad style semi-detached home that could be ideal for an investor or first time buyer or a retired person. The property offers: Open plan living area, kitchen, spiral stairs to the first floor where there is a good size double bedroom and bathroom. There is also allocated parking and its own enclosed garden.

EPC - D.

Approach

There is allocated parking to the side of the property, further allocated parking in an area almost directly opposite (see title plan image for illustration). A shared gated access for 74 & 72 leads to an area that then has its own gate opening to number 74 and entrance via the garden. A pathway leads up to main front entrance door with canopied porch, storage cupboard to one side, door leads directly into;

Open plan Living Room

15'7" max x 13'0" max (4.75 max x 3.98 max)

(The measurements for this room are both max' and this room incorporates the kitchen). With spiral staircase leading to the first floor and opening into the Kitchen

Kitchen

6'5" max x 5'6" max (1.97 max x 1.70 max)

With an array of base and wall units and space for appliances

Bedroom

13'0" max x 8'0" max (3.98 max x 2.46 max)

With two built in storage cupboards

Bathroom

5'6" max x 5'5" max (1.68m max x 1.66m max)

With shower over bath, basin and WC

Garden

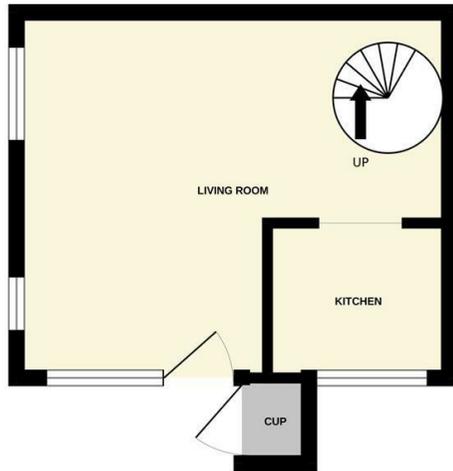
Offers an initial paved patio area, mainly lawn, some shrubs, trees & bushes and a pathway to the side gate leading out to the parking.

Parking

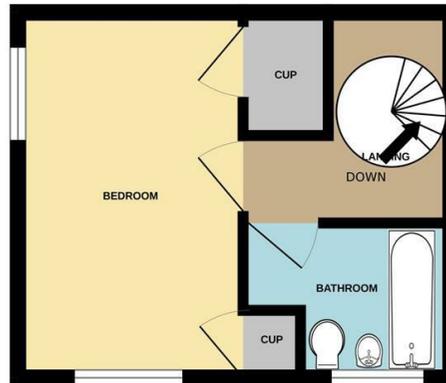
Two areas of allocated parking (please see the title plan image for illustration).



GROUND FLOOR
209 sq.ft. (19.4 sq.m.) approx.



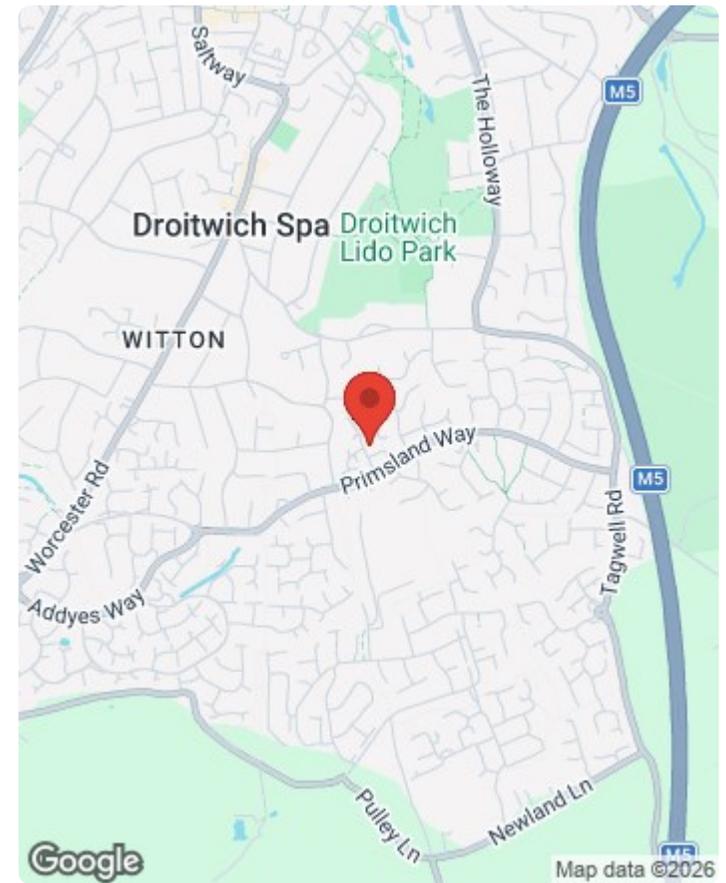
1ST FLOOR
202 sq.ft. (18.7 sq.m.) approx.



TOTAL FLOOR AREA : 411 sq.ft. (38.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	



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