

Spencers

Estate Agents

47 Foregate Street
Worcester
WR1 1EE

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FOR SALE

FREEHOLD

With the benefit of

IMMEDIATE VACANT POSSESSION UPON COMPLETION.

An unusually spacious **SEMI-DETACHED HOUSE** with **FORE COURT PARKING AND GARAGE** in need of (mostly) cosmetic improvement being situate and known as :



40, BRICKFIELDS ROAD, WORCESTER WR4 9TW

By Direction of Mr N Ruff

Viewing strictly by prior arrangement through the Selling Agents

PORCH. RECEPTION HALL. LOUNGE / DINING ROOM.
KITCHEN. LANDING. THREE BEDROOMS. BATHROOM
DOUBLE GLAZING. GAS CENTRAL HEATING.
FORE COURT PARKING. GARAGE. REAR GARDEN.

EPC Current C

OFFERS INVITED BASED ON

£135,000

www.spencerandcompany.co.uk

40, BRICKFIELDS ROAD

The property comprises a **SEMI-DETACHED HOUSE** occupying a predominantly north facing position along Brickfields Road approximately one quarter mile from its' junction with Astwood Road on the north-eastern side of Worcester and approximately one and a quarter miles from the city centre.

All local amenities are within easy reach including the various superstore complexes at Blackpole and the area offers convenient access to the (north to Kidderminster) and the M5 Motorway Worcester North-Junction 6).

Built in the mid 1960's the property is set back from the roadway behind a tarmac forecourt which provides comfortable parking space for two vehicles, one in front of the Integral Garage.

Whilst various improvements have been carried out over the years (gas central heating, replacement double glazing where specified and, so we are advised, cavity wall insulation) the property is in need of (mostly) cosmetic improvement.

INSPECTION RECOMMENDED

THE ACCOMMODATION

ENCLOSED PORCH:

Obscure glazed front entrance door to:-

RECEPTION HALL: 20'6" x 8' (max)

Long single panel radiator. Central heating thermostat. Understairs storage cupboard. Staircase off:-

SITTING ROOM: 16' x 11'

Long double panel radiator. T.V. aerial point. Three thirteen amp power points. Aluminium framed double-glazed sliding patio doors to rear garden.

KITCHEN: 9'4" x 8'10"

Aluminium framed double-glazed window. Pattern tiled walls. Single stainless steel drainer sink unit with drawers and cupboards under. Roll edge pattern work surface with drawers and cupboards under. Matching roll edge pattern work surface with drawers, cupboards and space under. Five wall cupboards. Cooker point. Seven thirteen amp power points. Fluorescent strip light. Single panel radiator. Thermoplastic tiled floor. Aluminium framed double-glazed external door to side.

Staircase from reception hall to:-

FIRST FLOOR LANDING

Access to roof space. Single panel radiator. Doors to:-

BEDROOM ONE: 16'x10'6"

Wide aluminium framed double-gazed window to rear aspect. Long single panel radiator. Three thirteen amp power points.

BEDROOM TWO: 12'3" x 7'6" (min)

Upvc double-glazed window to front aspect. Long single panel radiator. Two thirteen amp power points.

BEDROOM THREE: 9'3" x 8'

Upvc double-glazed window to front aspect. Single panel radiator. Two thirteen amp power points.

BATHROOM: 9'9" x 6'9"

Upvc double (obscure) glazed window. Pattern tiled walls. Panelled bath, pedestal wash hand basin and low level W.C.. Triton shower unit. Single panel radiator. Double built-in airing cupboard with lagged copper cylinder and shelving.

OUTSIDE

TO THE FRONT:

Front tarmacadam forecourt parking (two vehicles). Side pathway.

TO THE REAR:

Rear garden predominantly paved.

INTEGRAL GARAGE:

Single garage integral.

GENERAL

TENURE:

The property is offered for sale Freehold.

POSSESSION:

Immediate Vacant Possession upon completion.

SERVICES:

All mains services gas, electricity water and drainage are laid and connected to the property.

LOCAL AUTHORITY

Worcester City Council 01905 723471

COUNCIL TAX

Band 'C' with £1317.15 payable during the current Financial Year.

AGENTS NOTE:

Whilst these Particulars have been prepared in good faith, correctness is not guaranteed and should not be assumed. Descriptive passages are necessarily subjective. Particulars do not form part of any offer or contract, measurements are approximate and none of the services, systems or appliances have been tested. The property is sold without warranty either by the agents or the clients represented.

It is entirely incumbent upon any intending purchasers to satisfy themselves by their own or professional enquiry in all aspects of the property before a binding contract is entered into.

FOLIO: 7016