



31 Eltric Road

Worcester

Welcome to this inviting four-bedroom semi-detached house, nestled in a sought-after neighbourhood that feels both peaceful and convenient.

Step inside and you'll immediately notice the sense of space, from the welcoming entrance hall to the thoughtfully designed living areas.

The heart of the home is the kitchen and dining room, a bright and sociable space perfect for everything from lively family meals to quiet cups of coffee in the morning.

The practical cloakroom just off the hall is a handy addition for guests and everyday living, while the spacious laundry room takes the stress out of household chores, keeping everything neat and tucked away.

Upstairs, four bedrooms await, each with its own character, offering flexibility for family life, working from home, or welcoming overnight guests.

The loft conversion adds an extra dimension, creating a peaceful retreat or a creative workspace, depending on your needs.

The main bedroom features an en-suite shower room, making mornings a breeze and giving you a touch of privacy. Throughout, the house feels well cared for and ready to welcome its next owners.

Step outside and you'll find just as much to love. The garden is a real highlight, offering plenty of space for children to play, pets to explore, or for you to simply unwind with a book in hand while enjoying the fresh air. There's room here for summer barbeques, a vegetable patch, or even a trampoline - the choice is yours.

The garage provides useful storage for bikes, tools, or that hobby you've always wanted to start, and the dedicated off-road parking means you'll never have to worry about finding a space at the end of a long day.

Whether you're a keen gardener, a weekend DIY enthusiast, or simply someone who values outdoor space, this home's outside areas are sure to delight. With a blend of practicality and potential, the garden and parking arrangements add to the overall sense of comfort and ease that this property offers.

If you're looking for a home where you can settle in, spread out, and enjoy both indoor and outdoor living, this could be the perfect fit for you.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



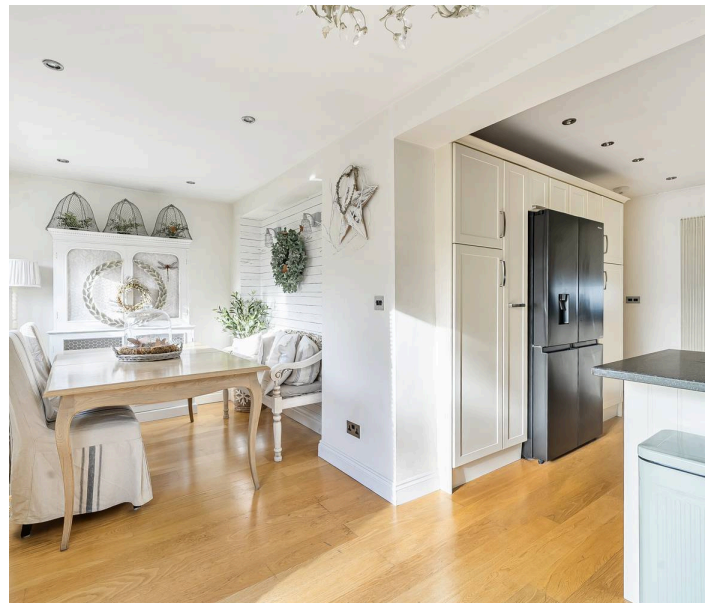


Agents Note

Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines – for terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyer's Info" page.

General Information

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.



Eltric Road, Worcester, WR3

Approximate Area = 1478 sq ft / 137.3 sq m
Garage = 239 sq ft / 22.2 sq m
Total = 1717 sq ft / 159.5 sq m
For identification only - Not to scale

