

SHELTON

LINES



The Collaton, Kensington Gate, Bromyard Road - WR2 5TT

# The Collaton, Kensington Gate

Bromyard Road, Worcester

**MOVE IN FOR CHRISTMAS - PART EXCHANGE CONSIDERED - DEPOSIT BOOST OF OVER £16,000 AVAILABLE**

Discover the perfect blend of modern living and countryside charm with this stunning 3-bedroom, 2-bathroom detached house located in the highly sought-after village of Rushwick.

Boasting two spacious reception rooms and a beautifully upgraded open-plan kitchen and dining area, this home offers ample space for family life and entertaining alike.

Step inside the property to be welcomed by a generous entrance hall leading to two versatile reception rooms perfect for relaxation or formal entertaining. The living room enjoys plenty of natural light, creating a warm and inviting atmosphere, while the separate sitting room offers a flexible space that can be tailored to your needs, whether as a family room, home office, or play area.

The heart of the home lies in the upgraded open-plan kitchen and dining room, designed to meet the demands of modern family life. Featuring a high-quality kitchen with contemporary cabinetry, integrated appliances, and stylish work surfaces, this space is perfect for both cooking and dining.

Accommodation includes three well-proportioned bedrooms offering plenty of space and comfort. The master bedroom benefits from its own en-suite bathroom, providing a private retreat with modern fittings and elegant finishes. The remaining two bedrooms are served by a contemporary family bathroom, thoughtfully designed to accommodate the whole household with ease.

**Additional features include a competitive £99 Reservation Fee, designed to make securing this home straightforward and hassle-free. With the Deposit Boost of £16,749 available, first-time buyers and growing families can take advantage of an affordable route onto the property ladder.**

This beautiful detached home in Rushwick presents an exceptional opportunity for those seeking a blend of stylish living, practical amenities, and a vibrant community. Whether you're starting a family, upscaling, or simply looking for a charming village lifestyle within easy reach of Worcester, this property ticks every box. Arrange your viewing today to fully appreciate all that this wonderful home has to offer.

Council Tax band: TBD

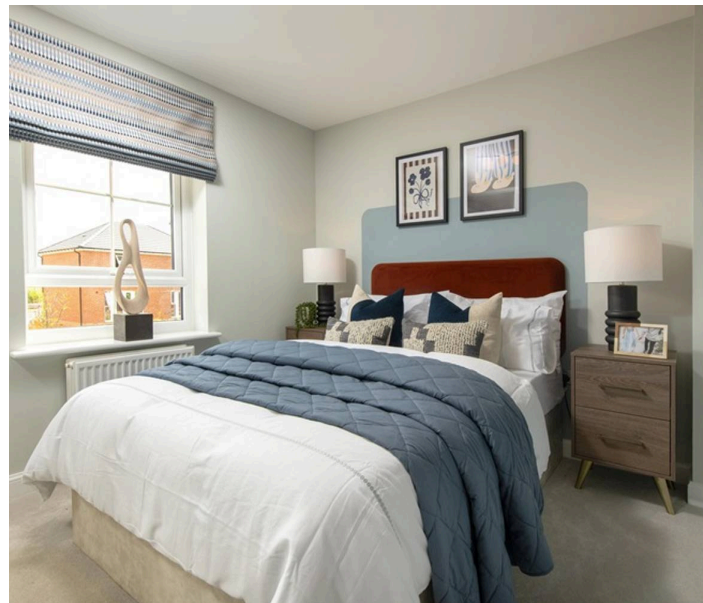
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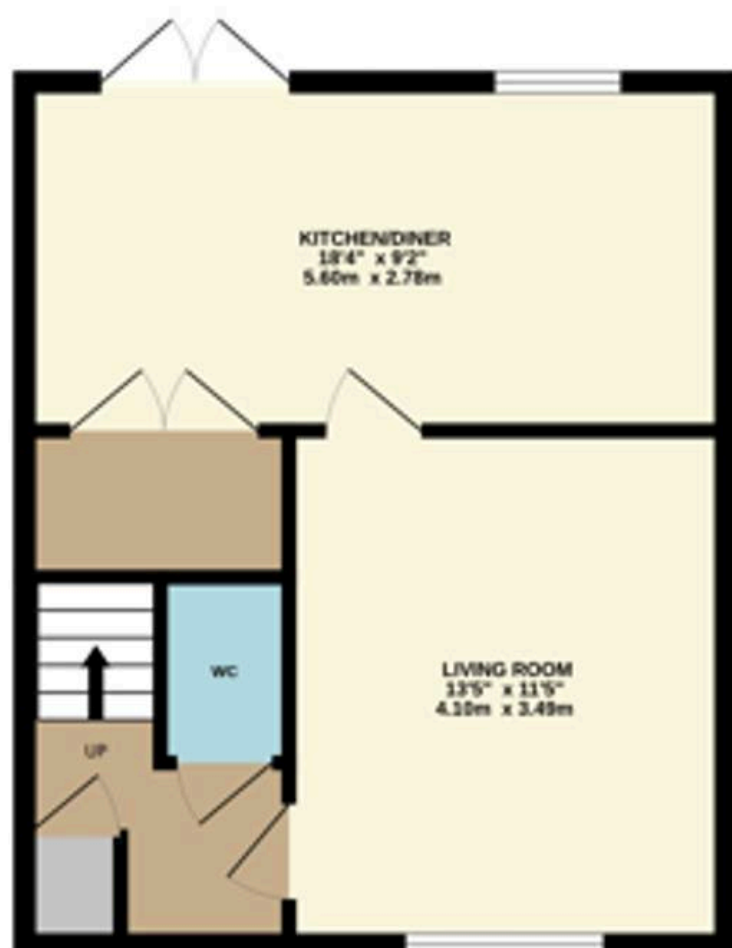


## General Information

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.



GROUND FLOOR



1ST FLOOR

