

Cole Hill, Worcester, WR5 1DG | Offers Over £375,000  
Three Bedroom Mid Terrace



**Features:**

- Double Fronted Victorian Home
- Kitchen and Dining Room
- Living Room, Cellar and W/C
- Three Bedrooms, En-Suite and Family Bathroom
- Enclosed Rear Garden
- City Centre Location

**Summary:**

Cole Hill is a light, well-proportioned home which balances character features with a contemporary feel that compliments the age of the property. Close to town, train stations excellent schools and offers a beautiful and undisturbed view of Worcester Cathedral along with gorgeous sunsets.

**Description:**

The property comprises reception hall through to rear hall and out to garden. Dual aspect sitting room with Thomas Sanderson shutters to the front. Kitchen with double doors opening into dining room with fitted bookshelves and Thomas Sanderson fitted shutters. Access to the first floor is via straight flight of stairs to a spacious and light landing, with a great view. Three double bedrooms, master with en suite. Additional family bathroom. The property benefits from an abundance of period features, additional Thomas Sanderson fitted shutters to master and second bedroom, gas central heating and walled South facing garden to rear. Viewing highly recommended to really appreciate the flow and feel of this lovely home and how convenient the location is.

**Outside:**

Outside is accessed from rear hallway onto garden. A high-quality artificial lawn leads to a decked seating area. Deep borders housing mature shrubs, flowers, and trees. The private walled garden is a sun trap.

**Location:**

The property is within walking distance of Worcester City Centre, all local amenities including some great bars and restaurants, with nice canal walks nearby. Very close to Fort Royal Park, the property has easy access to M5 junction 7. Walking distance to Foregate Street Station and only 10 minutes' walk to Shrub Hill Station





**Rooms:**

**Hall:**

**Lounge:**

**Kitchen:**

**Dining Room:**

**W/C**

**Stairs To First Floor Landing**

**Master Bedroom:**

**En Suite:**

**Bedroom Two:**

**Bedroom Three:**

**Bathroom:**

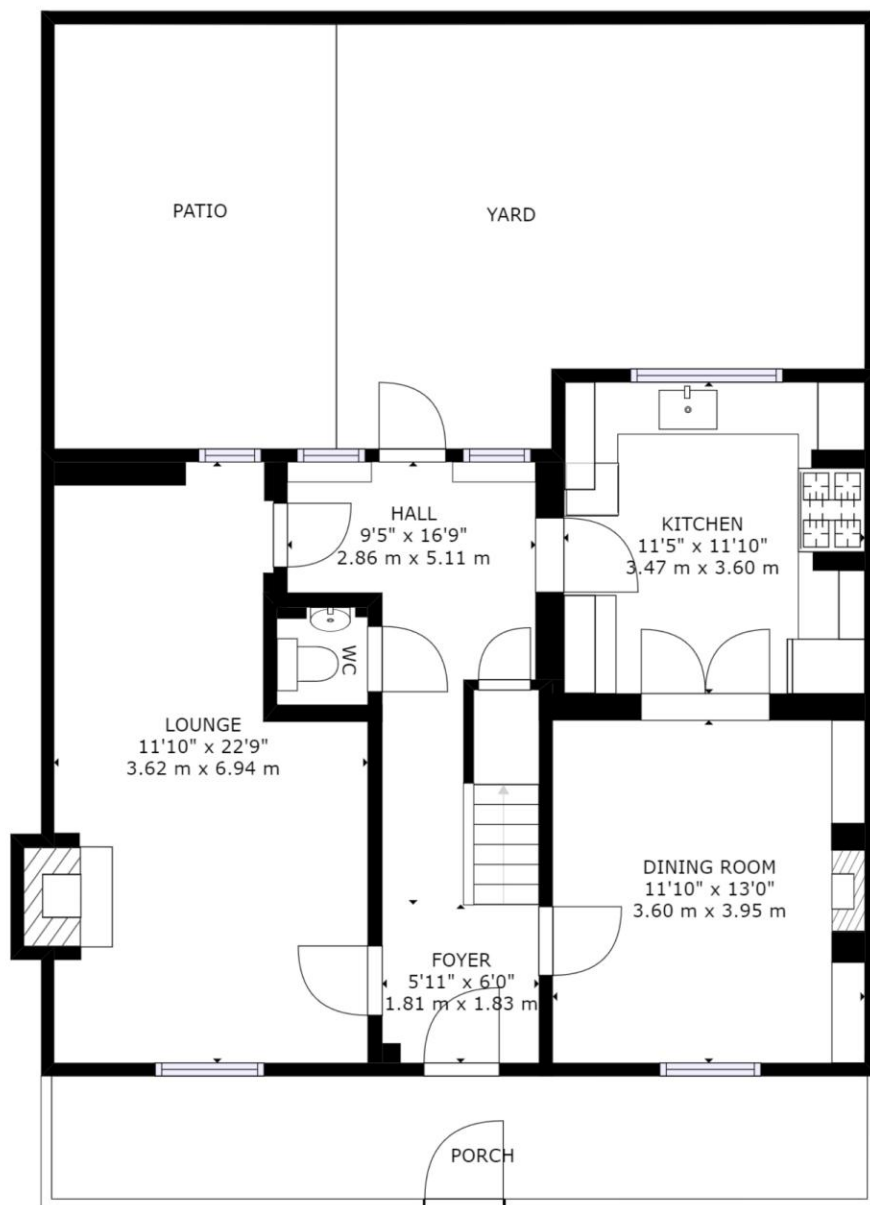
**EPC: E**

**Council Tax Band: B**

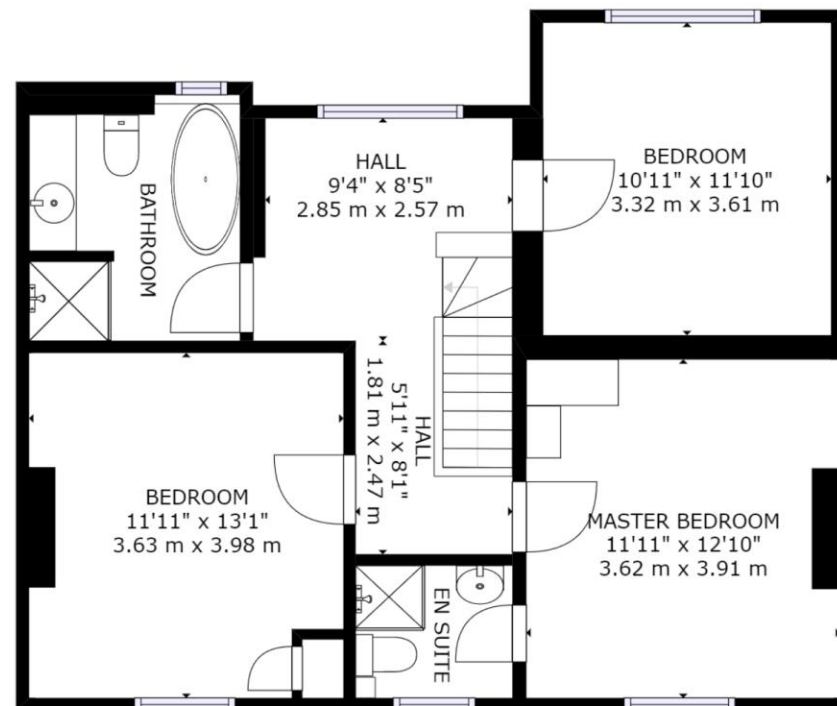
**Tenure: Freehold**

For more information on Cole Hill or to arrange a viewing, please call the Worcester Office on 01905 958290





FLOOR 1



FLOOR 2

**Please read the following:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

GROSS INTERNAL AREA  
FLOOR 1: 738 sq ft, 69 m², FLOOR 2: 718 sq ft, 67 m²

TOTAL: 1456 sq ft, 135 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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