



Burlingham Square, Worcester, WR5 1EQ | Offers Over £425,000
Mid Terrace Town House

arden
ESTATE AGENTS

Features:

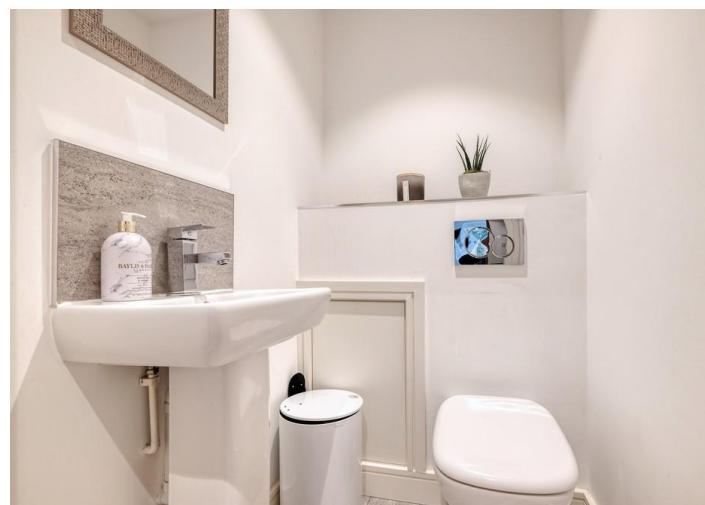
- Mid Terrace Town House
- High Specification Throughout
- Open Plan Kitchen/Dining/Family Room
- Lounge, Utility and W/C
- Four Bedrooms, Bathroom and Shower Room
- Off Road Parking and Rear Garden

Summary:

A bright and contemporary town house over three floors, with a beautiful view over the square, and communal green. Close to town, motorway links, and excellent schools. This spacious and versatile home has been designed to adapt to any family's needs and is finished to a very high standard. Viewing recommended to really appreciate what the property has to offer on this unique and exclusive development.

Description:

The property comprises entrance hall with Oak flooring, built in storage with double sliding Oak doors. Bedroom four to front aspect, contemporary shower room with wc. Sitting room with dual aspect windows overlooking the garden. The lower ground offers a large open plan living area which is the hub of this beautiful home and leads out on to the garden. High gloss kitchen with built in appliances including Neff double oven, Montpellier fridge freezer and dishwasher. Light quartz work surface and breakfast bar. Kitchen leads into dining area and family space, all with tiled flooring and access to garden is via dual double French doors that bring in lots of natural light to this great entertaining space. Separate utility, wc, and generous under stairs storage cupboard. To the top floor are three further bedrooms all with built in wardrobes and storage. Separate family bathroom. Great views overlooking the square from the front aspect of this property. Benefiting from underfloor heating throughout with each floor having an individual thermostat. All Oak doors, including wardrobes and storage. Solar panels. Private landscaped garden to rear.



Outside:

There is a real sense of community at Burlingham Square and a real mix of town houses, apartments, and detached homes. The green in the centre of the square is used in the summer by residents. (The lawn is undergoing maintenance which is why it is closed off at the moment) Two parking spaces to front of property. Annual charge of approx. £450 per annum.

Access to the garden is from the lower ground. Slabbed patio area with stone border and leading onto a lawned garden with side stone pathway to further slabbed seating area. Enclosed by low walls and fencing. To the front of the property are two brick pillars with centre steps to front door. Shrubs to side. Two parking spaces.

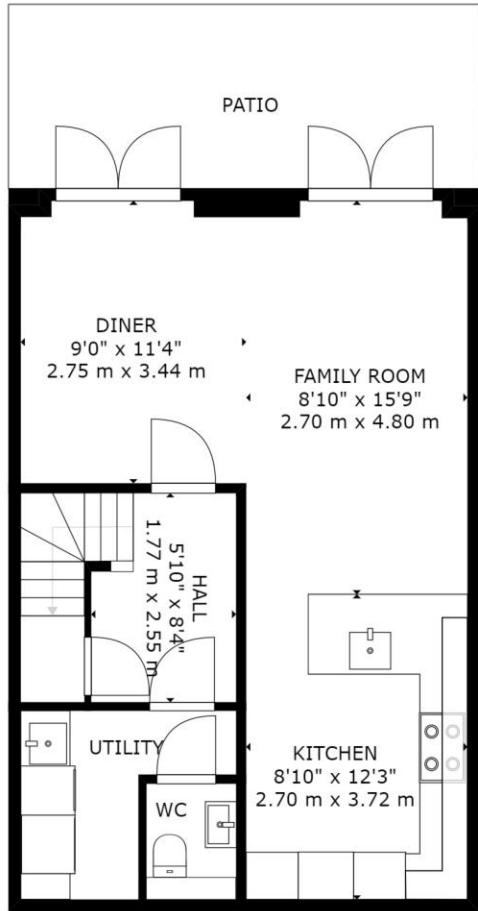
**Location:**

This property is within close distance to Worcester City Centre and all the amenities that it has to offer with great bars, restaurants, and shops. There is easy access to M5 Jct. 7, close to Shrub Hill Train Station, Fort Royal Park and Canal Walks.

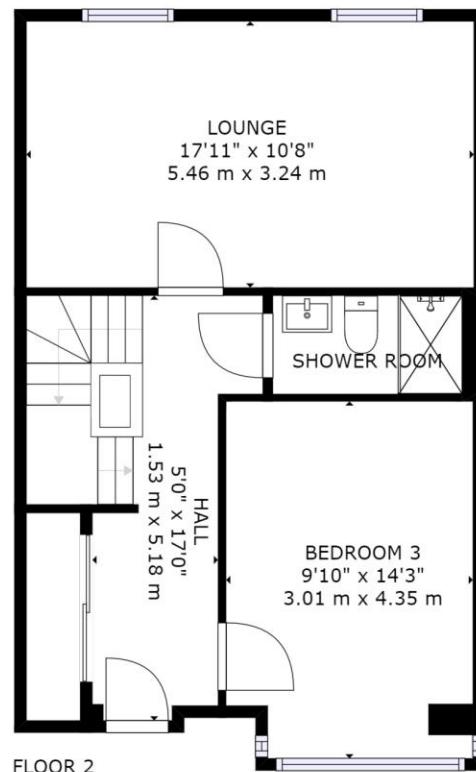
Hall:**Bedroom Four:****Lounge:****Shower Room:****Stairs To Lower Ground Floor:****Kitchen/Diner/Family Room:****W/C:****Utility Room:****Stairs To Second Floor Landing:****Master Bedroom:****Bedroom Three:****Bedroom Four:****Bathroom:****EPC: B****Council Tax Band: E****Tenure: Freehold**

Annual Service Charge £450 per annum approx.

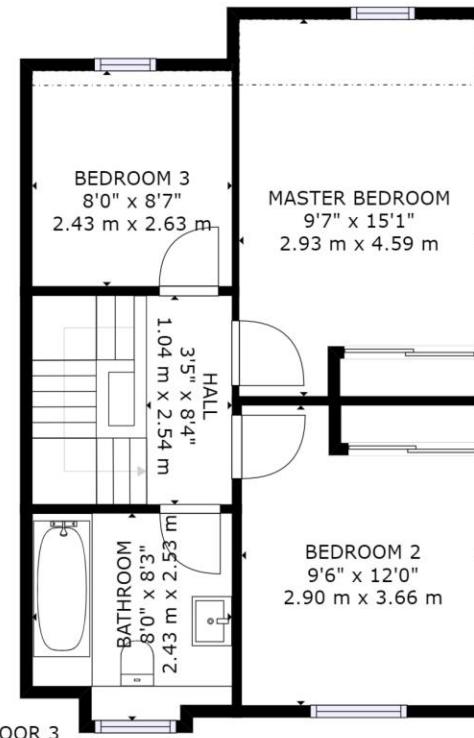
For more information on Burlingham Square or to arrange a viewing, please call the Worcester Office on 01905 958290



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1: 498 sq. ft, 46 m², FLOOR 2: 506 sq. ft, 47 m²
FLOOR 3: 442 sq. ft, 41 m², EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 30 sq. ft, 3 m²
TOTAL: 1446 sq. ft, 134 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 **Matterport**

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.