



71 Shrubby Avenue, Worcester

Worcester

In Excess of £425,000





## 71 Shrubby Avenue

Worcester, Worcester

A fine example of a lovingly renovated Victorian home, in a very desirable location. Close to the city and benefitting from parking. Offering three double bedrooms, and two bathrooms. Two reception rooms and well appointed kitchen, with utility area. Under floor heating in the kitchen and both bathrooms. The garden is a sun trap and holds a good degree of privacy. A great opportunity to move into one of the only tree lined streets left in Worcester. This home enjoys all the period features you would expect, complimented by the current owners style. Viewing highly recommend to appreciate the quality of this property.

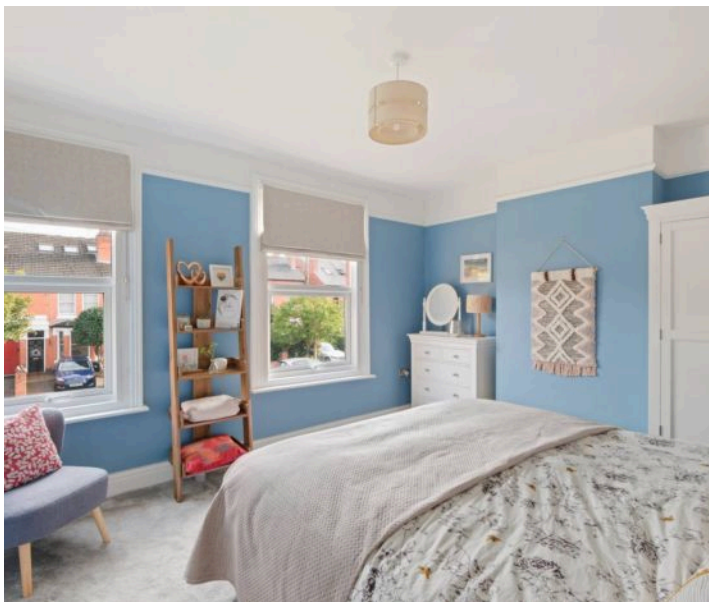






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Access is gained via front door that leads in to the porch, with tiled flooring. Wooden and coloured glass door into L shaped entrance hall. Wooden flooring that carries through into the lounge and dining room. Turning stairs to first floor accommodation. Understairs storage. Part wooden and part coloured glass door into dining room, and separate door into lounge. Lounge has feature bay window to front aspect. Exposed brick fireplace. Period coving and picture rails. The dining room leads into the kitchen with window to rear aspect. Feature fireplace with wooden mantle over. Complimentary shelving, and period picture rail. The kitchen is the hub of any home and this one doesn't disappoint. Base and eye level Navy units with gold handles. Set to a quartz affect work surface, and white tiled surround. One and half ceramic sink with gold spring swan neck mixer tap, and ceramic drainer. AEG eye level oven and microwave and built in hob with extractor fan. Built in fridge freezer, and dishwasher. Window to rear aspect. The mood lighting in the kitchen provides the perfect finishing touch to this lovely space. The units are carried through to the utility area that houses washing machine and tumble dryer. Door to garden and door into downstairs shower room. The shower room offers Wc, vanity wash basin and shower. To the first floor are three bedrooms, with dual aspect windows to the main bedroom, which is situated on the front.











The bathroom has a bath, with over head monsoon shower. Wc and wooden vanity wash basin. The property benefits from gas central heating and double glazing. An attic with power and a Velux bringing lots of natural light to the landing area. Garden to rear and attractive front garden with parking space. Access to the garden is via the kitchen door, or the rear gate. No other houses have access to your garden and it's a real suntrap. An Indian slabbed patio area that leads into a path taking you to the rear wooden gate. Top quality Astro lawn. Wooden fencing encloses the garden. Outside tap and electrical point. Raised brick border with shrubs and plants, and stone border runs a long the fencing. To the front is a driveway for one car. Original tiled pathway to front door. enclosed by short brick wall either side and one side having a mature shrub border.





## Arden Estates

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