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Parkinson Wright
Estate Agents



Solitaire Avenue, Worcester, WR2 5PP

Price Guide £395,000

- Substantial Detached Family Home
- Kitchen/Breakfast Kitchen
- Bedroom 5/Nursery/Office
- Large Garden
- Gas Central Heating & Double Glazing
- Lounge/Dining Room
- Four Good Size Bedrooms
- Two Bathrooms
- Garage & Driveway
- NO CHAIN

8 Solitaire Avenue, Worcester WR2 5PP

An exciting opportunity to acquire this substantial detached property situated in a popular and convenient location within St Johns. Offering good size accommodation.

***** EARLY VIEWING ESSENTIAL TO BE FULLY APPRECIATED*****



Council Tax Band: E





LOCATION & DESCRIPTION

8 Solitaire Avenue is a substantial, modern 4/5 bedroom freehold detached house. Situated in a popular location within St Johns. The centre of St John's offers a bustling mixture of independent shops, supermarkets, cafés, and pubs within walking distance, excellent access to transport links and Worcester city centre. There are amenities within walking distance of the property including shops, schools, the university and leisure facilities.

ENTRANCE PORCH

Access is via a UPVC opaque double glazed sliding door with matching side panel. A further opaque double glazed door opens opening into:-

RECEPTION HALL

12'2 x 8'4

A spacious and inviting entrance to the property. Ceiling light, radiator, useful understairs cupboard, stairs to the first floor and doors to:-

LOUNGE/DINING ROOM

22'5 x 11'9

A spacious reception room currently utilised to combine lounge and dining areas with ceiling light, three wall lights, front facing double glazed window, two radiators, a feature fireplace with hearth, mantle over and an ornamental electric fire inset. A double glazed door with matching double glazed side panels opens directly into:-

CONSERVATORY

9'7 x 9'6

With opaque sloping roof, rear and side facing double glazed windows and a side facing double glazed door opening onto the patio. There are two wall lights and an electric wall heater.

KITCHEN/BREAKFAST ROOM

23'2 x 9'9

A versatile and sociable open space currently split to combine kitchen and dining areas overlooking the garden. Two ceiling lights, two rear facing double glazed windows and radiator. A feature archway leads through from the dining area to the kitchen which comprises of a range of wall, base and drawer units with roll top work surface over, stainless steel sink with matching drainer, mixer tap, four ring gas hob with extractor fan over, double oven and space for appliances. A double glazed door opens directly onto the garden.

LANDING

12'6 x 8'3 (both max)

A split landing with two ceiling lights, airing cupboard, two loft hatches and doors to:-

BEDROOM ONE

16'0 x 11'8

A large principal bedroom with ceiling light, front facing double glazed window, radiator and a range of fitted wardrobes.

BEDROOM TWO

Another good size double bedroom with ceiling light, front facing double glazed window, radiator and a range of fitted wardrobes.

BEDROOM THREE

11'11 x 10'8

A double bedroom with ceiling light, rear facing double glazed window and radiator.

BEDROOM FOUR

8'8 x 8'5

A good size single bedroom with ceiling light, front facing double glazed window, radiator and a fitted wardrobe with rail and shelving. There is a fitted bed base attached to the wall with storage underneath.

OFFICE/HOBBY ROOM/NURSERY

A very versatile room with ceiling light, rear facing double glazed window and radiator.

SHOWER ROOM

5'9 x 5'3

Ceiling light, rear facing double glazed opaque window and radiator. There is a three piece white suite consisting of shower, wash hand basin with pedestal and a low level W.C.

FAMILY BATHROOM

9'4 x 5'4

Ceiling light, rear facing double glazed opaque window and radiator. There is a three piece white suite consisting of bath with an electric shower over, wash hand basin with pedestal and a low level W.C.

OUTSIDE

To the front of the property is a driveway which leads to the garage and provides off road parking for two cars. There is a low maintenance deep blue slate fore garden, planted borders with mature shrubs and a wrought iron gate provides pedestrian access to the rear of the property.

To the rear of the property is an enclosed, private, secure, mature garden with an open aspect, slabbed patio/seating area, lawn, ornamental pond, borders with a range of mature shrubs and trees and a wooden shed insitu.

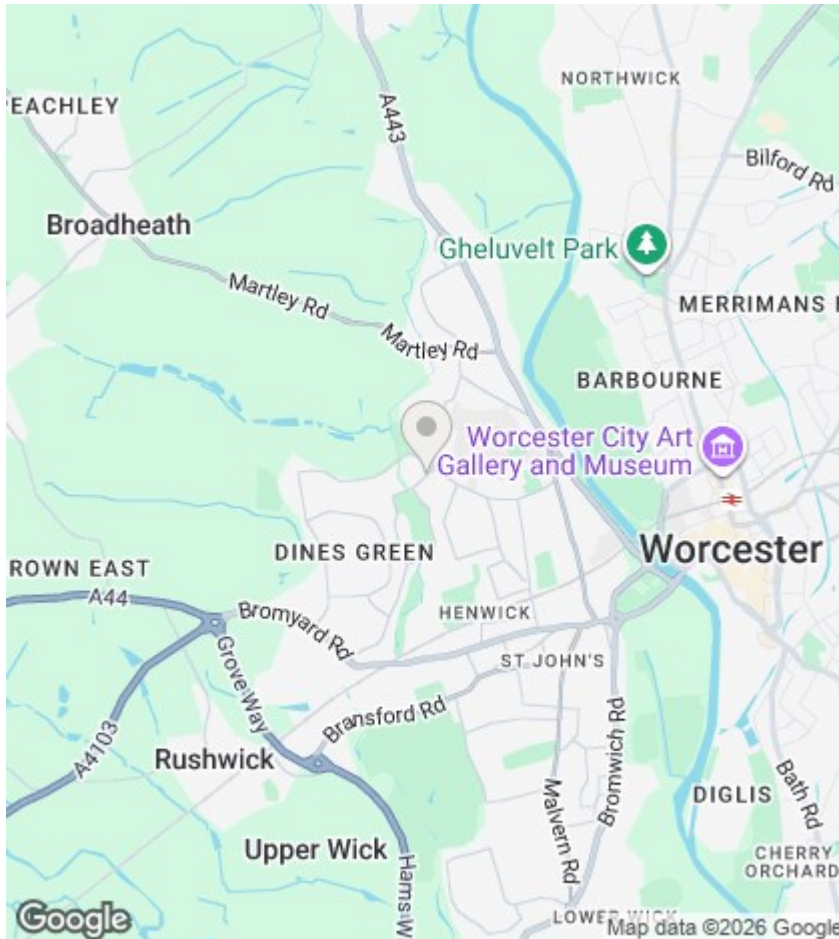
GARAGE

15'7 x 11'9

one and a half size width with electric door, light power, wall mounted 'Worcester' boiler and a side facing wooden door gives a separate access to the garden.

SERVICES

We believe all main services are connected to the property but have not been verified by the agent.



Viewings

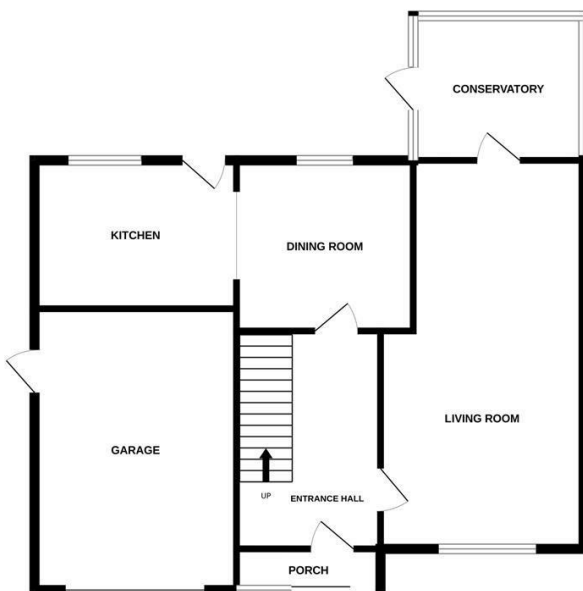
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: C

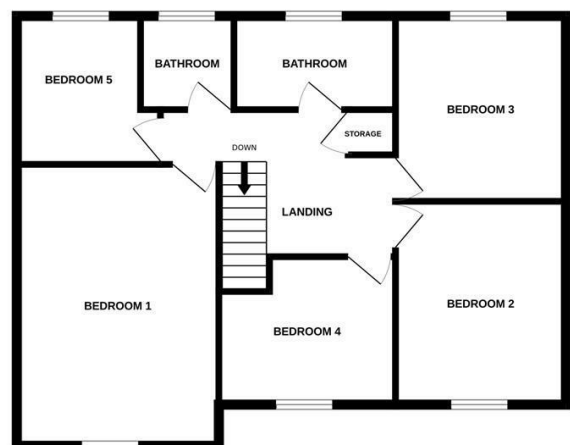
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA: 1619 sq.ft. (150.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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