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## Penhill Crescent, St Johns, Worcester, WR2 5PX

Price Guide £240,000

- Semi Detached House
- Spacious Reception Room
- Three Bedrooms
- Garage & Driveway
- Gas Central & Double Glazing
- Sought After Location
- Kitchen/Diner
- Ground Floor Shower Room
- Rear Garden
- NO ONWARD CHAIN

# 74 Penhill Crescent, Worcester WR2 5PX

An exciting opportunity to acquire this three bedroom semi detached property situated in a popular and convenient location within St Johns. Ideal for first time buyers or families. SCOPE FOR MODERNISATION. EARLY VIEWING ESSENTIAL.



Council Tax Band: C





## LOCATION & DESCRIPTION

The property is situated in a superb and convenient location within St Johns which has excellent access to transport links and Worcester city centre. There are a variety of amenities locally including shops, schools, the university and leisure facilities. The accommodation consists of a spacious reception room, kitchen/diner, ground floor shower room, three bedrooms, Separate W.C on the first floor, private gardens, garage and driveway. Access is via a part glazed UPVC front door opening into:-

### RECEPTION HALL

Ceiling light, side facing double glazed window, radiator, stairs to the first floor and doors to:-

### LOUNGE

21'8 x 15'2 (both max)

A good size light and airy reception room with three ceiling lights, front facing double glazed window, two radiators, useful under stairs cupboard offering storage space and door to:-

### KITCHEN/DINER

An 'L' Shaped room offering kitchen and dining area with ceiling light, recessed ceiling spotlights, two rear facing double glazed windows, side facing part glazed door gives access to the rear and radiator. The kitchen consists of a range of wall, base and drawer units, roll top work surface over, tiled splashback, composite one and a half bowl sink with matching drainer, mixer tap, four ring gas hob, extractor fan over, built in oven and space for appliances.

### GROUND FLOOR SHOWER ROOM

Recessed ceiling spotlights, side facing opaque double glazed window and radiator. There is a three piece suite consisting of shower cubicle with shower head over, combination basin vanity unit and W.C.

### LANDING

Ceiling light, front facing double glazed window loft access, useful cupboard housing a 'Vaillant' boiler and doors to:-

### BEDROOM ONE

11'10 (max) x 10'3

A good size principal bedroom with ceiling light, front facing double glazed window, radiator and built in wardrobes.

### BEDROOM TWO

10'6 x 10'5

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

### BEDROOM THREE

7'6 x 7'5

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

### SEPARATE W.C.

Situated on the first floor with wash hand basin and W.C.

### OUTSIDE

To the front of the property is a lawned foregarde, a concrete drive provides off road parking and a slabbed path leads to the front door.

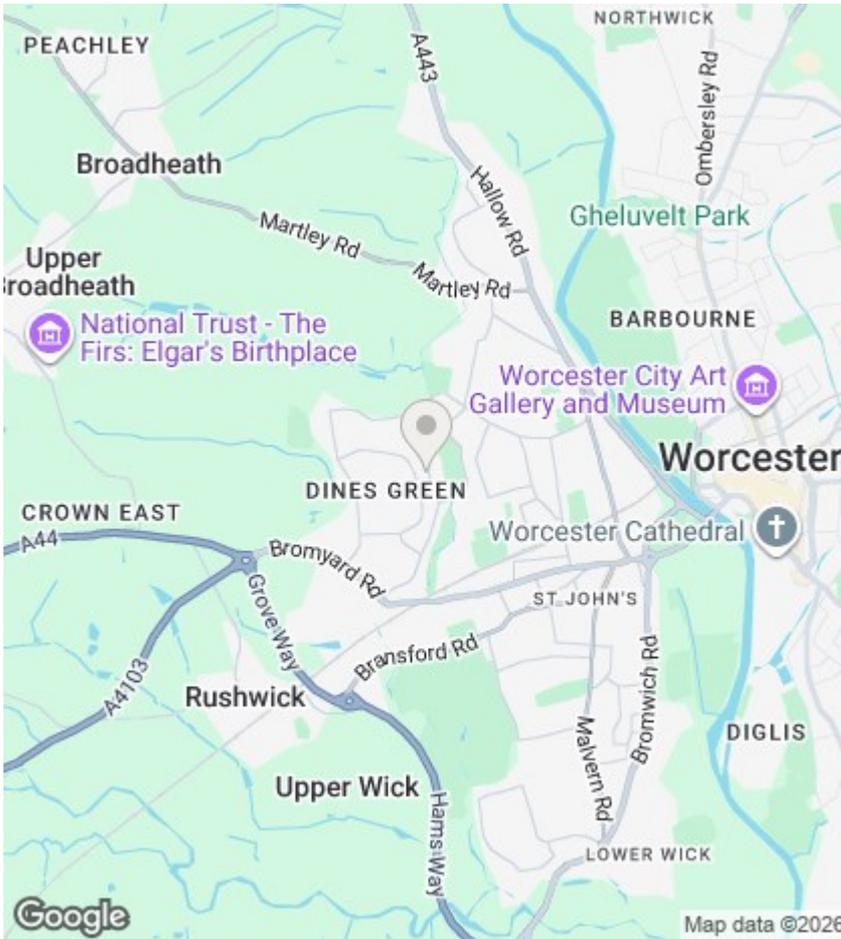
To the rear of the property is an enclosed and private garden with a slabbed seating area and lawn. The gardens offers great potential for re-design and landscaping. Pedestrian access via wooden gates leads to the front of the property.

### DETACHED GARAGE

With up and over door.

### SERVICES

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



## Viewings

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

EPC Rating: D

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Ground Floor



First Floor

