





St. James Close, Littleworth, Worcester, WR5 2QF

Offers Over £300,000

3 1 2





## Summary:

A very deceptive three bedroom semi detached home situated in the popular village of Littleworth, with a primary school and close to the new Worcestershire Parkway Station. The property in brief comprises; lounge/dining area, study, kitchen, three bedrooms and bathroom. The property benefits from oil heating, double glazing, rear garden, garage and driveway. Viewing is recommended to appreciate the size and location of this lovely home.

## Description:

Access is gained via front door leading into hallway with stairs to first floor and storage cupboard. Towards the front aspect is study. The kitchen offers base and eye levels units with roll top work surfaces and tiled splash back. Built in appliances to include hob and oven. Space for fridge/freezer and plumbing for washing machine. The lounge/diner is L shaped and has dual aspect windows, allowing lots of natural light. Patio doors lead out onto the garden. To the first floor are three bedrooms with all having built in storage. The bathroom offers a three piece suite with under basin storage and fully tiled walls. The property benefits from oil heating, double glazing, rear garden, garage and driveway.

## Outside:

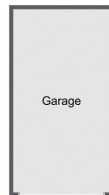
Access is gained via lounge/diner. The rear garden is enclosed by timber panel fencing and is mainly laid to lawn. There is a gravel and patio section, perfect for garden furniture and alfresco dining. To the front is a gravel drive and garage with carport.

## Location:

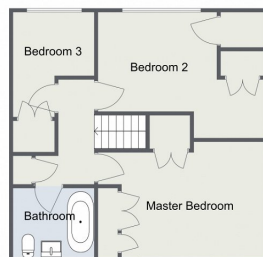
Littleworth is a popular area of Worcester and is located with easy access to the M5 Jct 7 Motorway, easy links to Pershore, Malvern and Worcester City. The village has the Norton-Juxta Kempsey C of E First School and Norton Parish Hall. The Norton Parish Hall offers a sports hall, coffee shop/licensed bar and is a real hub for the community. There is a thriving garden centre close by. The new Worcestershire Parkway Station is also within close proximity making this perfect to commute. There are plenty of local



St. James Close, Littleworth  
Ground Floor



First Floor



Total Area Approx  
114.1 Sq M  
1228.2 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Popular Littleworth Location
- Rear Garden, Garage and Driveway
- Three Bedrooms and Study
- Kitchen and Study
- Lounge/Dining Room
- Semi Detached Family Home



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>29</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For more information on this house or to arrange a viewing please call the office on:

**01905 958 290**

Alternatively, you can scan the QR to view all of the details of this property online.



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