

81 Sanctuary Close

St Johns Worcester WR2 5PY



JONES &
ASSOCIATES

BESPOKE ESTATE AGENCY

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"A Fantastic Opportunity To Acquire This Recently Updated, Two Double Bedroom End Terraced Home.

Situated In A Quiet Cul De Sac Location. Ideal For First Time Buyers And Families Alike."

- New Fitted Kitchen / Diner With New Cooker, Hob & Modern Extractor Hood
- Quiet Cul De Sac Location
- Well Proportioned Two Double Bedrooms & Family Bathroom
- Recently Installed Double Glazed Windows & External Doors
- Parking For Three Vehicles
- Enclosed Rear Garden With Patio Seating & Feature Shed
- Close To Amenities Of St Johns & Worcester City Centre
- Good Access To Road, Rail & M5 Motorway Network



A fantastic opportunity to acquire this recently updated two double bedroom end terraced home situated in a quiet cul de sac location in St Johns. Ideal for first time buyers and families alike.

This home briefly consists of entrance porch, living room, new modern fitted kitchen diner complete with new cooker, hob and modern extractor hood, rear facing master bedroom, front facing second double bedroom with built in wardrobes plus storage, contemporary family bathroom, rear enclosed garden with patio seating, lawn area and feature storage shed with private rear side gated access. Private parking, recently installed part blocked paved, for up to three vehicles. The property also benefits from recently installed double glazed windows, new front and rear doors, gas fired combi boiler and new carpets.



The ground floor of this well-proportioned home comprises of an enclosed entrance porch with newly fitted front door, living room with feature electric fireplace and spacious understairs storage, rear facing new modern kitchen diner with modern units and work surfaces, integrated cooker, hob and modern style extractor hood, combi boiler and new patio door to garden.

Upstairs comprises of rear facing master bedroom, front facing double bedroom with built in wardrobes plus storage and contemporary family bathroom.

Externally, to the rear there is an enclosed garden with patio seating area leading onto a lawned garden with planted borders, feature shed, outside tap and private side gated access to front of the property.

To the front of the property is a recently extended part blocked paved parking area for up to three vehicles.



This home is ideally located in St Johns for the open spaces of Sanctuary Park / Meco Memorial Nature Park as well as the local amenities of St Johns and extensive amenities of Worcester city centre.

There is also plenty of choice for schooling locally both at primary and secondary levels.

There are excellent transport links nearby including road, National Rail with Foregate Street Station, Shrub Hill Station, and the new Worcestershire Parkway Station close by having direct links to amongst other places Birmingham, Malvern and London. The M5 Motorway Junctions 6 and 7 are a short distance away opening up motorway access to the rest of the country.



- *Tenure: FREEHOLD*
- *EPC Rating C*
- *Local District Council – Worcester*
- *Council Tax Band: B*
- *What3words - ///ranges.gaps.stuck*

Jones & Associates, The Barn, 36 High Street, Pershore, WR10 1DP

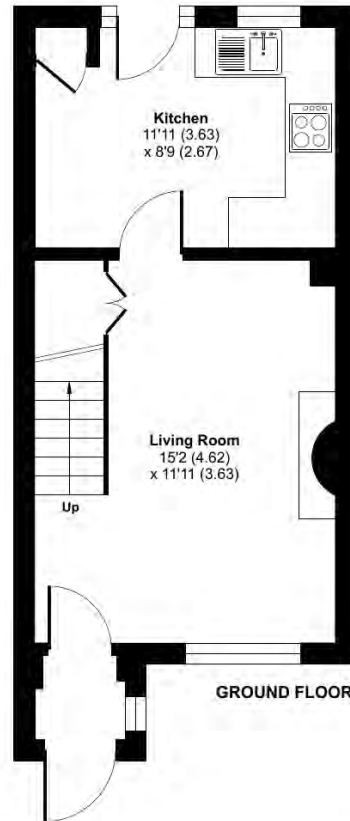




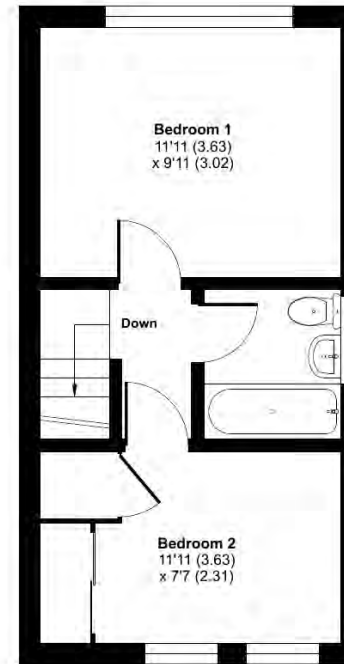
Sanctuary Close, St Johns, Worcester, WR2

Approximate Area = 596 sq ft / 55.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richs.com 2021
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01386 291010

The Barn, 36 High Street,
Pershore, WR10 1DP

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