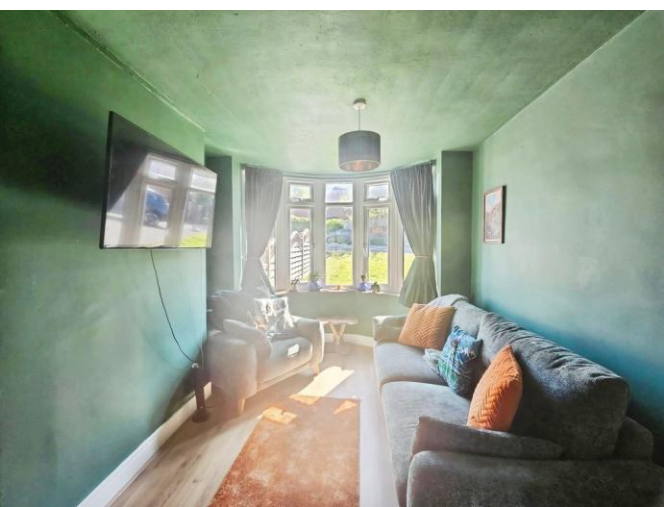


**FOR SALE**



**Tunnel Hill, Worcester, WR4 9SB**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**£240,000**

**MARTIN&CO**



- Semi-detached house
- Freehold tenure
- Approx 735sqft
- 2 double bedrooms & 1 single bedroom
- Refitted bathroom
- Hallway & Lounge
- Refitted kitchen & dining room
- Council Tax band B
- EPC rating band D

**\*\* INTERNAL INSPECTION STRONGLY RECOMMENDED \*\***

This freehold traditional semi-detached occupies a good sized plot in a popular residential area, with good local amenities and is convenient for the M5 and facilities of the City Centre.

The house has been sympathetically modernised, offering accommodation of approximately 735sqft, comprising: a hallway; lounge; fitted kitchen & dining room; landing; three bedrooms; and a bathroom.

In addition, the property benefits from PVC double glazing, gas-fired central heating with an 'Ideal' combination boiler that is approximately 6 years old and good off-road parking, with an EV charging point.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Note: The vendor is purchasing a new build property and completion is reliant on the new build plot, which is estimated as during June 2026. Prospective buyers will have to be qualified by New Home Mortgages before an offer can be accepted.



## GROUND FLOOR

HALLWAY 3.55m X 1.01m (11'8" X 3'4")

LOUNGE 3.62m x 2.89m (11'10" x 9'6")

REFITTED KITCHEN & DINING ROOM 5.01m x 2.69m  
< 3.23m (16'5" x 8'10" < 10'7")

## FIRST FLOOR

LANDING 1.99m x 1.67m (6'6" x 5'6")

BEDROOM ONE 3.76m x 3.05m (12'4" x 10'0")

BEDROOM TWO 3.36m x 3.00m (11'0" x 9'10")

BEDROOM THREE 2.39m x 1.78m (7' 10" x 5' 10")

BATHROOM 2.84m x 1.95m (9'4" x 6'4")

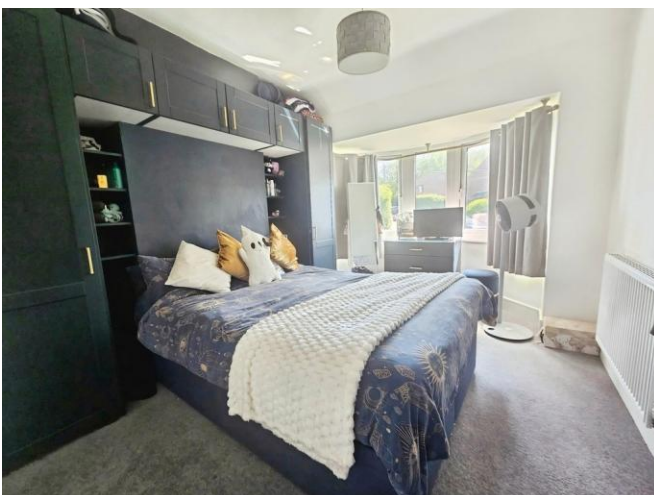
## OUTSIDE

### PARKING

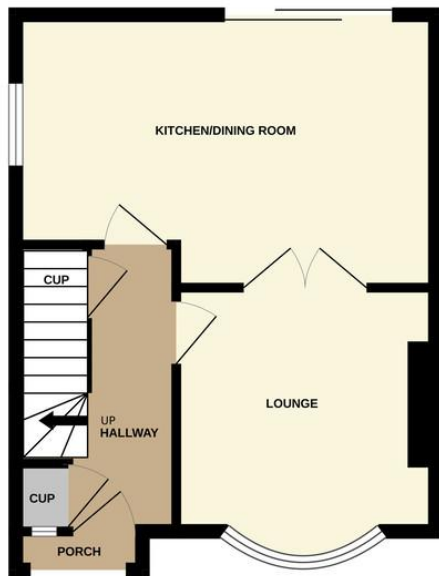
The property benefits from a tarmac drive providing good off-road parking.

### GARDENS

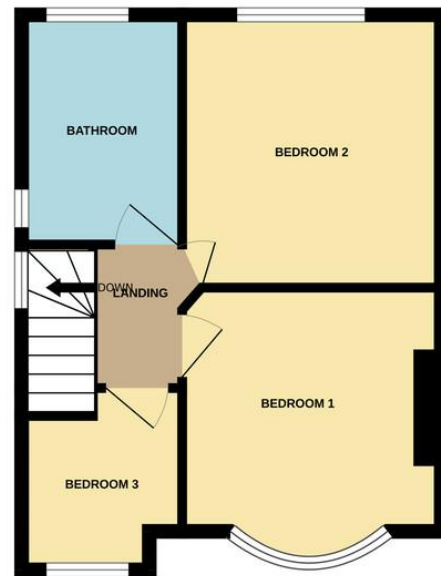
The property occupies a good sized plot with front, side and rear gardens having a lovely sunny aspect.



GROUND FLOOR



1ST FLOOR



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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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for mpart of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.