



## 14 Walpole Drive

Worcester, WR2 5SQ

Constructed by Kendrick Homes and situated within a small cul-de-sac on the outskirts of the village of Rushwick, this spacious family home is offered for sale with vacant possession and no onward chain. The well presented accommodation comprises reception hall, cloakroom, living room, large dining kitchen and utility room whilst to the first floor are four well proportioned bedrooms, the master with an ensuite shower room and a further luxury bathroom with separate shower. The property is further complemented by gas central heating, triple glazing and integral garage and enclosed South facing rear garden. Viewing is via the Agents. EPC B85.

**Guide Price £500,000**

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## Entrance Hall

A composite entrance door leads into the reception hall with ceramic tiled flooring, radiator, courtesy door to garage. Honeywell central heating thermostat and stairs to the first floor landing.

## Cloakroom

Fitted with a concealed cistern WC, vanity wash hand basin with tiled splashback, ceramic tiled floor, spotlights and heated towel rail.

## Living Room

12'6" x 17'10" (3.83m x 5.46m)

Bay window to front, radiator, inset spotlighting and TV point.

## Kitchen / Family Room

13'6" x 27'6" (4.14m x 8.40m)

A fabulous and well proportioned family room, with a fully fitted kitchen and dining area. The kitchen is fitted with grey fronted shaker style base and eyelevel units with granite work surfaces and up stands. One and a half bowl sink unit with mixer tap. Integrated dishwasher and double oven along with Zanussi microwave. Five burner gas hob with extractor hood above. Window overlooking the rear garden. Ceramic tiled flooring which continues into the expansive dining/living area with spotlighting, radiator. Double glazed French doors lead to the rear garden. A door leads to the utility room.

## Utility Room

6'7" x 5'8" (2.01m x 1.74m)

Fitted base units and stainless steel sink unit with mixer tap, work-surface over with up-stand, two deep shelves, ceramic tiled flooring, radiator, spotlights and double glazed door to the side access. There are spaces for two appliances and plumbing for a washing machine.

## First Floor Landing

With obscure glazed window to side, radiator, hatch to the loft space. Airing cupboard housing hot water cylinder. A further storage cupboard and doors to:

## Bedroom One

12'5" x 11'11" (3.81m x 3.65m)

Window to rear over the garden. Radiator, TV points, built-in wardrobe with hanging rail and shelving and door to:

## Ensuite Shower Room

Fitted with a fully tiled shower cubicle with a fixed glazed screen. Mains shower with waterfall showerhead. Vanity wash hand basin and concealed system WC. Heated towel rail, spotlights and ceramic tiled flooring. Obscure window.

## Bedroom Two

16'6" x 10'4" (5.05m x 3.15m)

Window to front, radiator and built-in wardrobe with hanging rail and shelving.

## Bedroom Three

12'2" x 8'7" (3.71m x 2.63m)

Window to front, radiator, built-in wardrobe with hanging rail and shelving.

## Bedroom Four

10'11" x 8'11" (3.33m x 2.74m)

Window to rear and radiator.

## Family Bathroom

The bathroom is fitted with an oval freestanding bath with central mixer tap and shower attachment. Glazed corner shower cubicle with mains waterfall showerhead, vanity wash hand basin with cosmetic drawers below and a concealed system WC. Ceramic tiling to the walls and floor, recess spotlighting, heated towel rail and obscured window to front.

## Outside

To the front of the property is a block paved driveway providing off-road parking for two cars and leading to the integral SINGLE GARAGE. A paved pathway leads to the recessed entrance porch and continues to the side of the property with gated access to the rear garden. The frontage is primarily laid to lawn with a shrub border and ornamental hedge.

To the rear of the property, the South facing gardens enjoy a high degree of privacy and are mainly laid to lawn. Adjoining the rear of the property is a paved patio seating area and the garden is enclosed by timber fencing to all sides.

## Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

## Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

## Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

## Council Tax Band

We understand that this property is council tax band F

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.





# Floor Plan



Ground Floor



First Floor

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		85	93
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
		EU Directive 2002/91/EC	