



QualitySolicitors
Parkinson Wright
Estate Agents



Tollhouse Drive, Worcester, WR2 6AD

Price Guide £195,000

- Semi Detached Property
- Two Reception Rooms
- Two Bathrooms
- Private Courtyard Garden
- NO CHAIN
- Unique Location
- Two Bedrooms
- Garage
- Gas Central Heating
- (Please Note... under the terms of the lease, no dogs are permitted)

West Lodge Tollhouse Drive, Worcester WR2 6AD

An exciting opportunity to acquire this character property situated within the grounds of Henwick House in a peaceful and convenient location within St Johns. Scope for modernisation. **EARLY VIEWING ESSENTIAL.** EPC - E



Council Tax Band: D





LOCATION AND DESCRIPTION

A unique opportunity to acquire this character property situated in an extremely peaceful location within the desirable area of 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. West Lodge is a semi detached home located within the grounds of the stunning property known as Henwick House. The entrance to West Lodge is approached over a communal gravel driveway leading to a wooden front door opening into:-

RECEPTION HALL

13'7 (max) x 5'6 (max)

A spacious entrance to the property with ceiling light, radiator, under stairs cupboard, further cupboard housing the boiler, stairs to the first floor and doors to:-

SITTING ROOM

17'11 x 13'3 (max)

A good size reception room with dual aspect front and rear facing single glazed sash windows allowing plenty of natural light, two ceiling lights, two radiators, feature fireplace with hearth, mantle over and gas fire inset.

DINING ROOM

10'5 x 10'4

Another light and airy reception room with front and side facing single glazed sash windows, ceiling light and radiator.

KITCHEN

10'4 x 7'1

Ceiling strip light, side facing single glazed sash window and radiator. There are wall, base and drawer units, with work surface over, stainless steel sink with drainer, mixer tap and space for appliances.

LANDING

17'11 x 8'9 (max)

An open space with front and rear facing dual aspect sash windows, two ceiling lights, loft access, airing cupboard with shelving ideal for storage and doors to:-

BEDROOM ONE

13'5 x 11'9

A spacious principal bedroom with front facing single glazed sash windows, ceiling light, radiator and useful walk in wardrobe. Door to:-

ENSUITE BATHROOM

9'9 x 5'9

Ceiling spotlight, rear facing opaque single glazed sash window and radiator. There is a three piece suite consisting of bath with shower attachment, wash hand basin with cupboards under and low level W.C.

BEDROOM 2

11'7 x 10'6

Another double bedroom with dual aspect front and side facing single glazed sash windows, ceiling light and radiator.

BATHROOM

7'0 x 5'10

Ceiling spotlight, side facing single glazed opaque sash window and radiator. There is a three piece suite consisting of bath with shower over, wash hand basin with pedestal and low level W.C.

GARAGE

17'8 x 9'3

En-bloc garage with up and over door, light and power, A door leads to a pleasant, private slabbed courtyard garden.

OUTSIDE

The property is approached over a shared gravel driveway. The property also benefits from a communal parking area.

SERVICES

We believe all mains services are connected to the property.

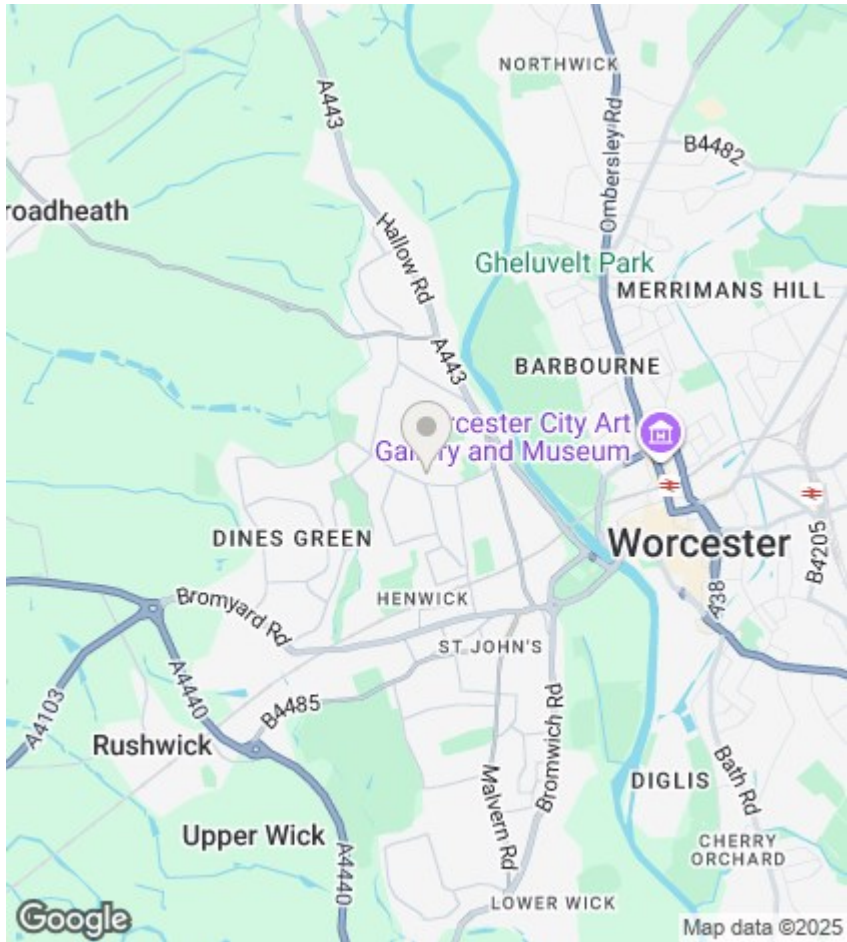
TENURE

The property is offered on a leasehold basis - 999 years from 2003

There is a residents association where a maintenance charge is paid half yearly at a cost of approx £800 Please contact the agents for further information.

AGENTS NOTE

PLEASE NOTE.... Under the terms of the lease no dogs are permitted.



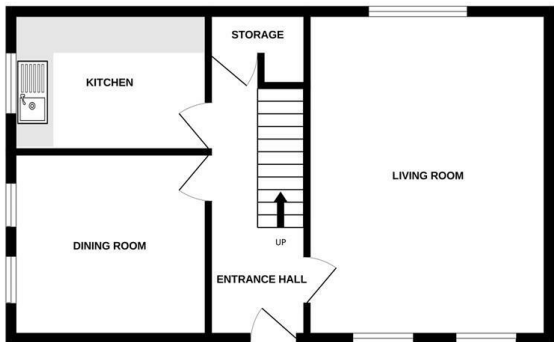
Viewings

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

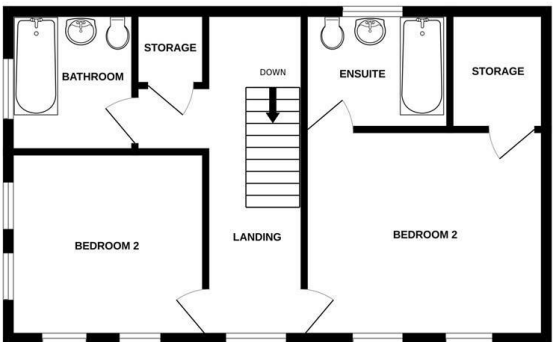
EPC Rating: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		

GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 sq.m.) approx.
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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