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Parkinson Wright
Estate Agents



Towneley, Worcester, WR4 0RH

Price Guide £290,000

- Semi Detached Property
- Cloakroom
- Lounge/Dining Room
- Ensuite & Main Bathroom
- Garage & Private Gardens
- Quiet Cul-De-Sac Location
- Kitchen
- Three Bedrooms - Two Doubles, One Single
- Gas Central Heating & Double Glazing
- NO CHAIN

21 Towneley, Worcester WR4 0RH

An impressive, deceptive and well proportioned semi detached property situated in the popular location of Warndon Villages with good access to the M5 motorway. OFFERED WITH NO CHAIN. EPC - C.



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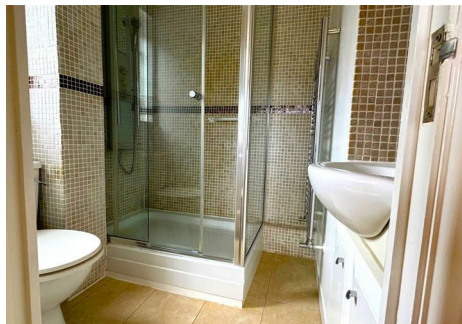


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C

Council Tax Band: D





LOCATION AND DESCRIPTION

This property sits in the popular residential area of Warndon Villages and is close to Worcester Royal hospital with easy transport links to the M5 motorway junctions 6 & 7 less than 2 miles away and the City Centre. This area provides something to do for everyone, there are several cycle paths, private walks and the property is within easy distance of the Countryside Centre; giving access to woodland and canalised walks. There are an array of amenities within easy access to include, doctors, dentists, hairdressers, Chinese, fish and chip shop, a children's nursery and Tesco Superstore with petrol station.

This house is located in an area of two, three, four and five bedroom houses and a range of bungalows. No 21 Towneley sits in a private position at the end of a cul-de-sac easily accessible for pleasant woodland walks. Access is via a part glazed front door opening into:-

RECEPTION HALL

Ceiling light, radiator, stairs to the first floor and doors to:-

CLOAKROOM

6'1 x 2'8

Ceiling light, front facing opaque double glazed window and radiator. There is a two piece suite consisting of wash hand basin and low level W.C.

KITCHEN

11'2 x 9'5

Ceiling light, front facing double glazed window with a pleasant and private outlook,, radiator and space for a table and chairs. There are a range of wall base and drawer units with roll top work surface over, complimentary tiled splashback, one and a half bowl sink, matching drainer, mixer tap, four ring gas hob with extractor fan over, built in oven and space for appliances.

LOUNGE/DINING ROOM

15'9 x 14'4(max)

A light and airy reception room with rear facing double glazed window, rear facing double glazed French doors opening onto a slabbed patio, useful understairs cupboard with ample storage space, feature fireplace with hearth, mantle over and ornamental gas fire inset.

LANDING

Ceiling light, loft access, radiator and a large airing cupboard providing plenty of storage space. Doors to:-

BEDROOM ONE

11'6 x 9'3

A good size principal bedroom with ceiling light, rear facing double glazed window, radiator and built in wardrobe. Door to:-

ENSUITE SHOWER ROOM

Ceiling light, side facing double glazed window and a chrome heated towel rail. There is a three piece white suite consisting of shower cubicle with rain forest shower head, additional shower attachment, wash hand basin with cupboards under and low level W.C.

BEDROOM TWO

9'9 (max) x 9'2

Another double bedroom with ceiling light, front facing double glazed window, radiator and built in wardrobe.

BEDROOM THREE

8'10 x 7'2

Ceiling light, front facing double glazed window and radiator.

BATHROOM

6'4 x 6'2

Ceiling light, front facing double glazed window, complimentary tiling to walls and radiator. There is a three piece white suite consisting of bath with shower over, wash hand basin with pedestal and low level W.C.

GARAGE

17'10 x 8'11

With up and over door, rear facing door from the garden, light and power. There is option to board out the roof space for extra storage.

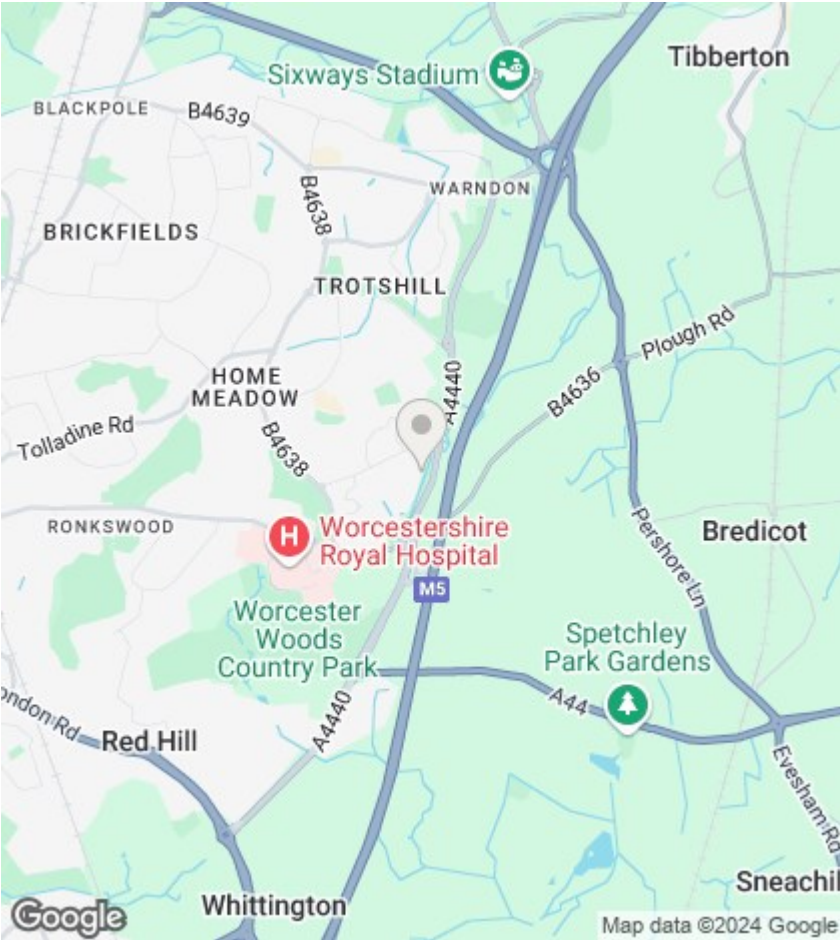
OUTSIDE

To the front of the property is a block paved driveway offering off road parking and access to the garage. There is a lawned foregarden and a slabbed path leads to the front door. The property benefits from a private outlook screened by a hedgers and trees giving this peaceful position.

To the rear of the property is a private, low maintenance garden mainly laid to lawn with borders planted with a selection of mature shrubs. There is rear access from the garden via a part glazed door opening into the garage.

SERVICES

We believe all mains services are connected to the property. Please note these have not been checked by the agent.



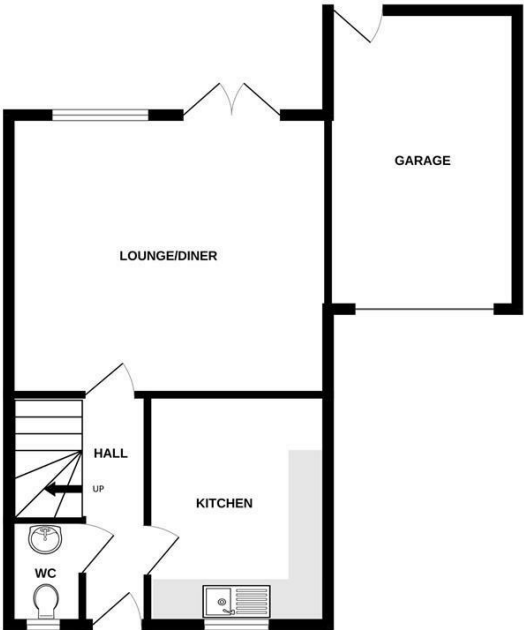
Viewings

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

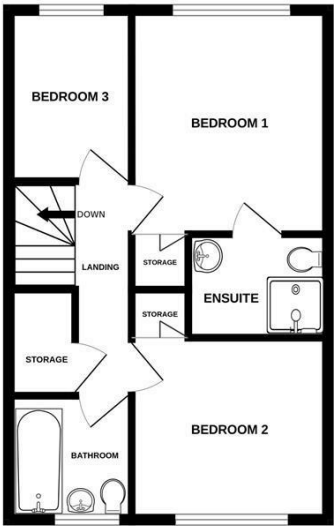
EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 995 sq.ft. (92.5 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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