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Parkinson Wright
Estate Agents



Coronation Avenue, Rushwick, Worcester, WR2 5TF

Price Guide £275,000

- Semi Detached Home
- Two Bedrooms
- Gas Heating & Double Glazing
- Generous Garden
- Modernisation Potential (Subject to necessary consents)
- Many Original Features
- Two Reception Rooms
- Garage and Parking
- Stunning Views
- **EARLY VIEWING ESSENTIAL**

4 Coronation Avenue, Worcester WR2 5TF

An exciting opportunity to acquire this two bedroom semi detached home situated at the end of a cul de sac, in the desirable and sought after location of Rushwick. Early viewing is advised, this property really needs to be seen to realise its potential. EPC - D



Council Tax Band: B





LOCATION AND DESCRIPTION

Situated in a popular location within the highly desirable village of Rushwick which is conveniently located just a few miles from the centre of the Worcester City and also within easy reach of Great Malvern together with excellent links to the M5 motorway. A variety of local facilities are available including a primary school, pre-school, village hall, cricket club and well known farm shop. The property is a two bedroom semi detached home which has potential for modernisation subject to the necessary planning consents. Access is over a driveway which provides parking for several cars and leads to a side facing multi-pane entrance door, in turn giving access to;

ENTRANCE HALLWAY

9'10" x 4'0"

A useful entrance hallway with tiled floor, two double glazed windows and a half glazed wooden door to;

INNER HALLWAY

Tiled floor, ceiling light, side facing double glazed window with obscure glass, radiator and heating controls, stairs to first floor and original stripped wooden doors with handles leading to;

KITCHEN

9'11" max x 7'7"

With a range of base units having worktop over and tiled splashbacks, cooker, stainless steel extractor hood above, appliance spaces and plumbing for washing machine. Stainless steel sink, wall mounted hot water boiler and a further wall mounted heating boiler, side facing double glazed window and a further rear facing double glazed window looking to the garden. Double glazed door leading to garden. Ceiling light and radiator.

LOUNGE

13'8" max x 11'6" max

Ceiling light fitting and two matching wall lights, a feature picture rail and rear facing double glazed window looking to the garden. This room benefits from a feature open fireplace with a log burner, radiator and storage under the stairs.

RECEPTION ROOM TWO

15'0" max x 11'5" max

A good sized second reception room with ceiling light, front facing double glazed bow window, and feature picture rail. There is another fireplace and radiator enhancing this living space.

STAIRS AND LANDING

Access to loft, ceiling light, heating controls and original stripped wooden doors with handles radiating to;

BEDROOM ONE

13'8" max x 13'3" max

A generous size principal bedroom with ceiling light, skylight style double glazed window and rear facing double glazed window looking over the garden. Radiator and built in over stairs cupboard.

BEDROOM TWO

14'11" max x 10'1"

Being a good sized second double bedroom with beautiful views to the Malvern Hills. Ceiling light, front facing double glazed window, radiator and original open fireplace with built in cupboards to the side.

BATHROOM

7'7" max x 5'10" max

Having ceiling light, extractor fan, rear facing obscure double glazed window, radiator and fitted suite comprising WC, basin and pedestal, bath with wooden side panel and electric shower over. The bathroom is tiled to full height around the sanitary wear. The bathroom benefits from a full height built in cupboard.

OUTSIDE

To the front of the property there is a crazy paved driveway providing parking for at least three cars, the driveway in turn leads to a covered carport and a pair of double gates to the rear garden and garage. The front is bordered by mature hedging creating a private approach. The stunning views across open countryside really are an added bonus.

To the rear of the property there is a patio area along with lawns and planted areas and benefiting from a storage shed. The garden is bordered by fencing and hedges creating a lovely private outside space.

HOBBY ROOM

13'1" x 9'9" approx

Situated at the top of the garden, this hobby room has power, lighting and double glazing, making it ideal for improvement (subject to any necessary consents).

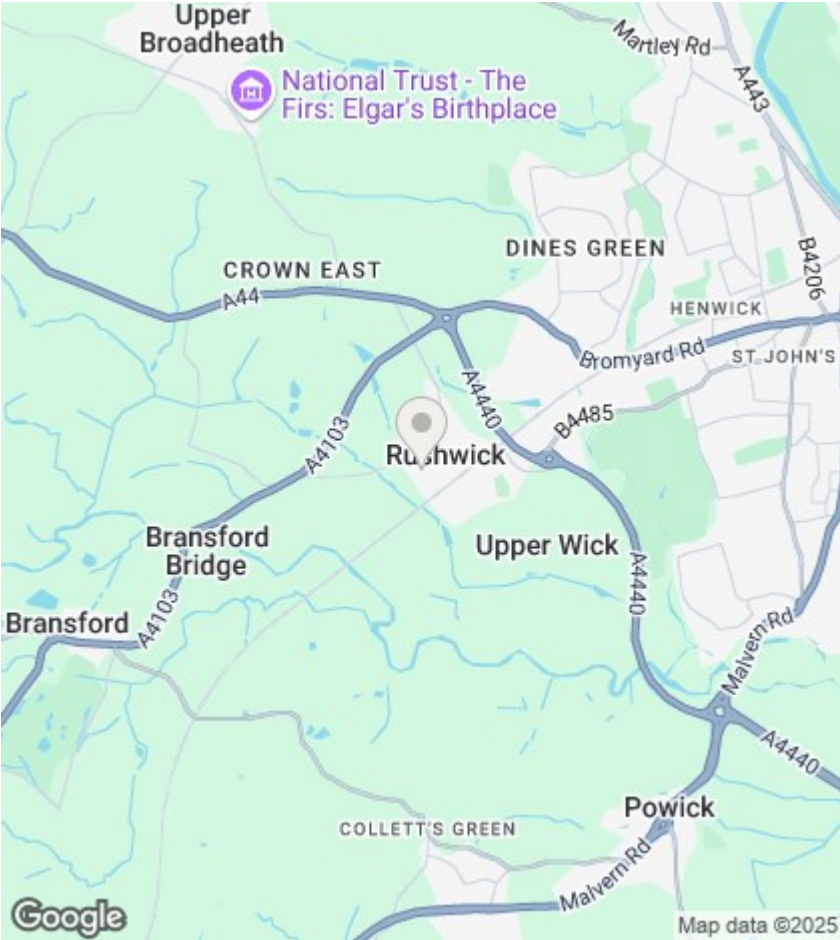
GARAGE

19'5" x 9'9" approx

A good sized brick built with power and lighting and a useful inspection pit.

SERVICES

We believe all mains services to be connected.



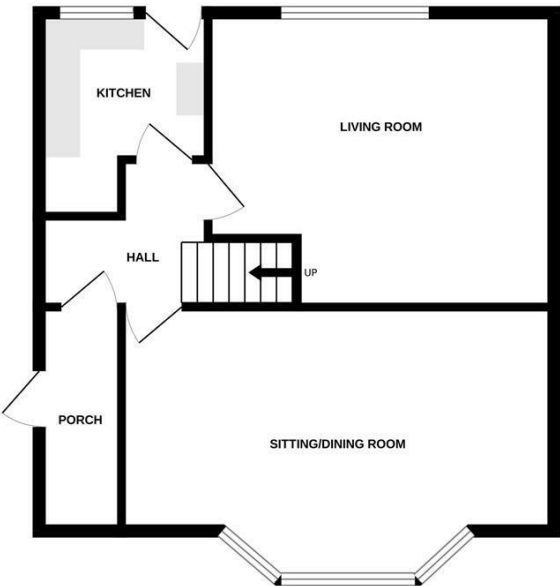
Viewings

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

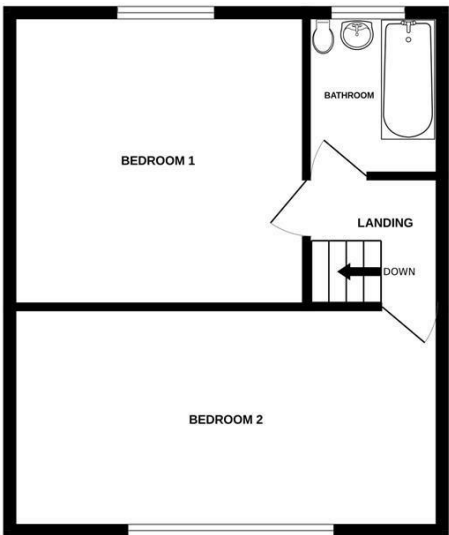
EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 1003 sq.ft. (93.1 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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