



Connells

Liverpool Road  
Worcester



### Property Description

This spacious semi-detached home is situated on a large plot with a large garden to the rear and off road parking to the front. The property briefly comprises; entrance hall, lounge/dining room, kitchen, two double bedrooms and family bathroom.

The property is being offered to cash buyers only due to the construction of the home.

### Area Description

Nunnery Wood is a much desired location for many, especially families looking to move into a great school catchment area with great local amenities. Schools within the area include Nunnery Wood primary school and Nunnery Wood high school both with Ofsted ratings of good.

There are bus routes into the City and Junction 6 of the M5 motorway is easily accessible giving good access to the North and South. Further transport links from Foregate Street and Shrub Hill Train Stations to Birmingham and direct to London Paddington are also easily accessed from the area.

The local amenities include a brand new Waitrose supermarket, Nunnery Wood sports complex, a local fish and chip shop, hairdressers, and convenience stores. Worcester woods is only a short distance away, with its own café and a large play area for children as well as the beautiful woodland area in which you can enjoy lovely walks.

### Ground Floor

#### **Entrance Hall**

Front facing door, single panel radiator, storage cupboard, tiled flooring.

#### **Living Room**

21' x 11' 1" ( 6.40m x 3.38m )  
Front and rear single glazed windows, two pendant ceiling lights, gas fireplace, television point, telephone point, single panel radiator, laminate flooring.

#### **Kitchen**

10' x 8' 1" ( 3.05m x 2.46m )  
Side facing single glazed window, fitted kitchen, wall/base units, stainless steel sink/drain, space for oven and a hob, space for a fridge/freezer, space and plumbing for a washing machine, spot lights, tiled floor.

### First Floor

#### **Landing**

Side facing single glazed window, pendant ceiling light.

#### **Bedroom One**

9' 1" x 14' 1" ( 2.77m x 4.29m )  
Front facing double glazed window, spot lights, built in wardrobe, single panel radiator, storage cupboard, laminate flooring.

## Bedroom Two

11' 1" x 11' 1" ( 3.38m x 3.38m )

Rear facing single glazed window, pendant ceiling light, single panel radiator, two storage cupboards, loft access, and laminate flooring.

## Bathroom

7' 1" x 5' 1" ( 2.16m x 1.55m )

Front and rear double glazed opaque windows, pedestal wash hand basin, WC, bath with shower overhead, part tiled walls, single panel radiator.

## Outside

### Outside Front

To the front of the property there is a paved driveway with space for two cars.

### Outside Rear

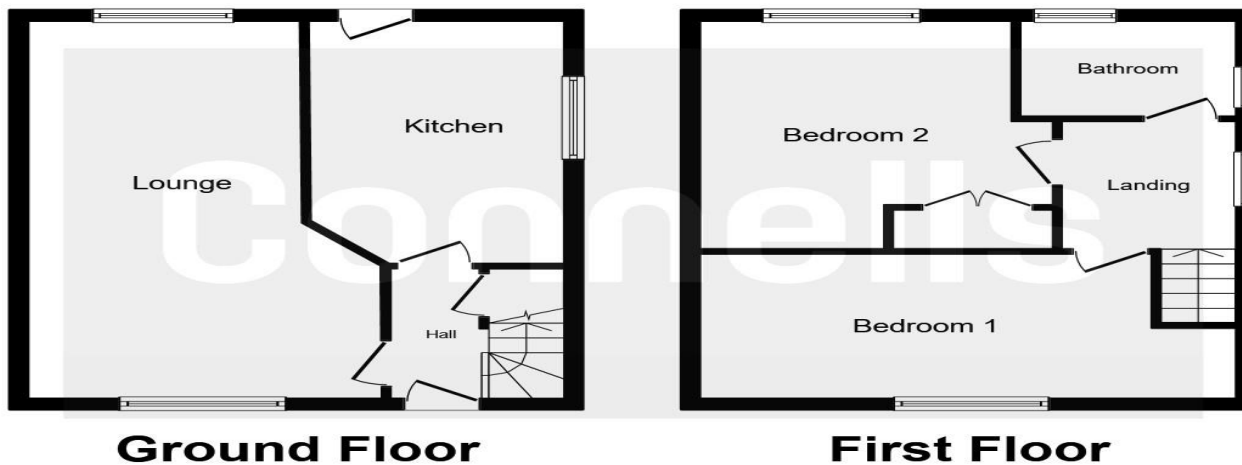
To the rear of the property there is a large rear garden with an outhouse and spacious patio area leading to laid to lawn.

Side access and rear access.

## Services

All main services are connected to the property.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Connells. Powered by www.focalagent.com

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**EPC Rating: D**

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Tenure: Freehold



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