





### Property Description

A two bedroom semi-detached home set within a generous sized plot with potential to extend situated within a popular residential area of Worcester. CASH BUYERS ONLY!

### Ground Floor

#### Entrance Porch

Canopy Entrance Porch.

#### Entrance Hall

Front facing UPVC door to the entrance hall, pendant ceiling light, single panel radiator and wood flooring.

Stairs to the first floor.

Doors to the lounge and the kitchen.

#### Lounge

21' x 11' 11" ( 6.40m x 3.63m )

Front facing double glazed window, two ceiling lights, single panel radiator, double panel radiator, and an Adams style fireplace with inset gas fire.

Rear facing double glazed side door to the conservatory.

#### Kitchen

10' x 8' ( 3.05m x 2.44m )

Rear facing double glazed window, stainless steel single bowl sink and drainer unit with cupboards below, tiled splashback, space for a washing machine, space for a tumble dryer, space for a cooker, range of eye level units, range of floor mounted units six recess spotlights, double panel radiator and tiled flooring.

Side facing double glazed door to side access.

#### Conservatory

10' x 9' 10" ( 3.05m x 3.00m )

UPVC construction, two wall lights and wood effect laminate flooring.

### First Floor

#### Landing

Side facing double glazed window, pendant ceiling light and a smoke detector.

Doors to the bedrooms and the bathroom.

#### Bedroom One

14' 11" x 9' ( 4.55m x 2.74m )

Front facing double glazed window, pendant ceiling light, single panel radiator and a built in storage cupboard.

#### Bedroom Two

11' 10" x 9' 6" ( 3.61m x 2.90m )

Rear facing double glazed window, pendant ceiling light, single panel radiator, built in storage cupboard with hand rail and shelf, overhead storage and a hot water tank.

### Bathroom

Rear facing double glazed window and a side facing double glazed opaque window, wash hand basin with cupboard below, W.C, wall mounted mirror with two recess spotlights, walk in electric shower with shower overhead, vent, double panel radiator, ceiling light and wood effect laminate flooring.

### Outside

#### Outside Front

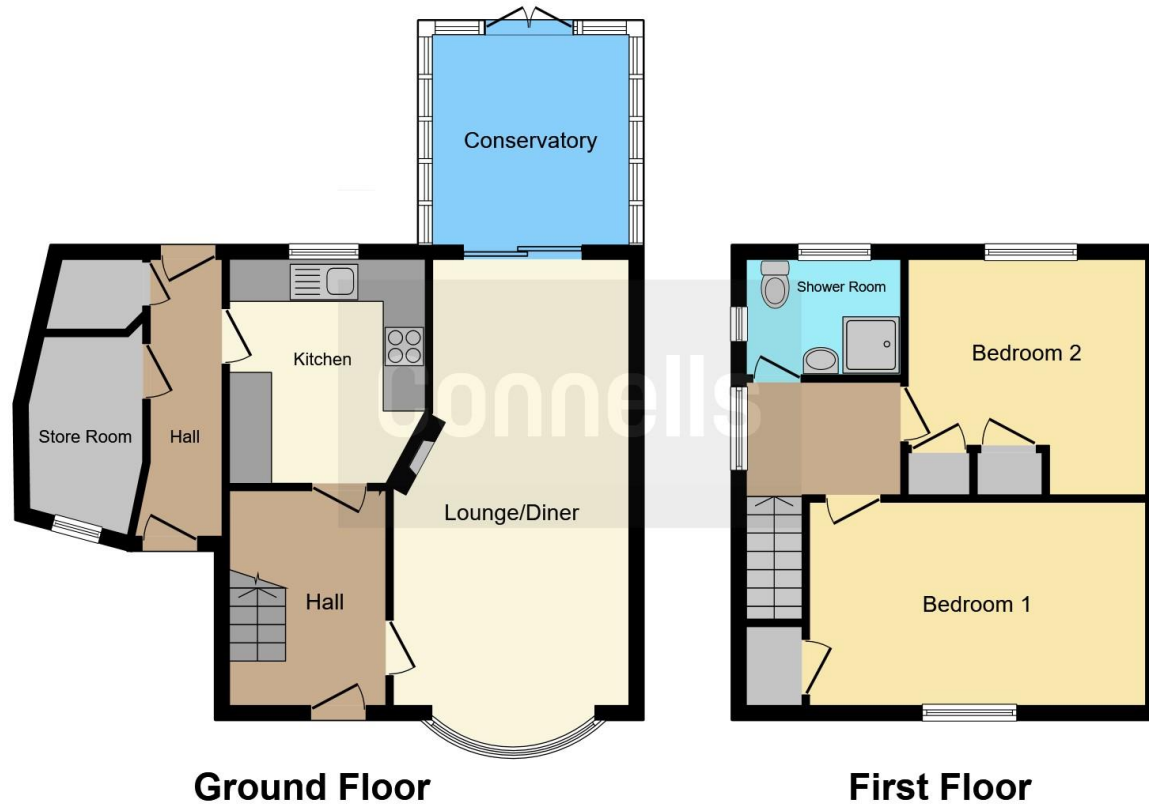
To the front of the property is a lawned foregarden with mature hedging and

boarders, also a graveled driveway with concrete hardstanding. There is also courtesy lighting.

### Outside Rear

To the rear of the property there is a paved patio area with graveled garden and boarders.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/WOR314285](http://connells.co.uk/Property/WOR314285)**

**directions to this property:**

From Worcester City Centre proceed in an easterly direction through Lowesmoor, at the mini roundabout bear right, keeping in the right hand lane passing over the traffic lights and onto Shrub Hill Road, at the next set of lights bear left passing under the railway bridge and on to Newtown Road taking the first right into Canterbury Road where the property is situated on the right hand side as indicated by the agents 'For Sale' board.

**EPC Rating: E**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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