



Connells

Blanquettes Avenue
Worcester



Property Description

Connells are delighted to present this semi-detached home comprising of entrance porch, entrance hall, downstairs cloakroom, lounge, dining room, kitchen, conservatory, three bedrooms and family bathroom. The property further benefits from having generous driveway with garage and enclosed rear garden.

Ground Floor

Entrance Porch

Front door to entrance hall, ceiling light, radiator, door to WC.

Entrance Hall

Stairs to first floor, doors to kitchen, lounge and understairs storage, ceiling light, radiator.

Cloakroom

Side facing obscure glazed window, WC, wash hand basin, tiled splashback, ceiling light, radiator.

Lounge

11' 11" max x 13' 10" max (3.63m max x 4.22m max)

Rear facing window, door to dining room, patio door to garden, ceiling light, feature beams to ceiling, gas fire, radiator.

Dining Room

11' 11" max x 10' 5" (3.63m max x 3.17m)

Front facing window, ceiling light, radiator, feature beams to ceiling.

Kitchen

12' 10" x 7' 2" (3.91m x 2.18m)

Side facing double glazed window, door to conservatory, fitted kitchen with a range of wall mounted units, range of floor mounted units, dishwasher, electric oven with gas hob and cooker hood over, splashback tiling,

storage cupboard, space for fridge freezer, single stainless steel sink drainer unit, fusebox, strip light, radiator.

Conservatory

7' 7" x 13' 10" (2.31m x 4.22m)

Fitted units, sliding door to garden.

First Floor Landing

Rear facing window, doors to all bedrooms and bathroom, access to loft space, ceiling light, alarm system.

Bedroom One

13' 11" x 11' 7" (4.24m x 3.53m)

Front facing double glazed window, ceiling light, radiator, fitted wardrobes.

Bedroom Two

10' 8" x 12' max (3.25m x 3.66m max)

Rear facing double glazed window, ceiling light, radiator.

Bedroom Three

7' 3" x 10' 4" plus storage cupboard (2.21m x 3.15m plus storage cupboard)

Rear facing glazed window, ceiling light, radiator.

Bathroom

Front facing double glazed obscure window, bath with electric shower over, WC, wash hand basin, ceiling light, radiator.

Outside Front

To the front of the property there is gated access to driveway with space for multiple vehicles, patio area with small laid to lawn area which is surrounded by mature hedges and

tree.

Garage

10' 7" x 23' 6" (3.23m x 7.16m)
Strip light, power, underground workshop area.

Outside Rear

To the rear of the property there is an enclosed garden with small patio area and fountain, large laid to lawn area surrounded by mature shrubs and trees including a beautiful elm tree which the property is now named after.

Services

All mains are connected to the property.

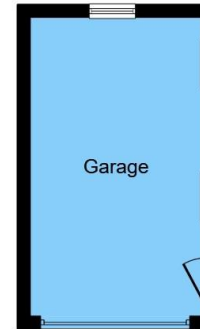




Ground Floor



First Floor



Garage



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/WOR314477

directions to this property:

From Connells office in Foregate Street head north through the tything and up Barbourne Rd, as you approach the folk in the road turn right onto Droitwich Rd. Pass the Alma Tavern and Wishing Well Nursery on the right to the next right turning into Blanquettes Avenue.

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: WOR314477 - 0005