



Connells

Pine Close
Fernhill Heath Worcester



Property Description

A beautifully presented two bedroom link detached bungalow offering versatile living accommodation, driveway offering off road parking and enclosed private rear garden situated within the sought after location of Fernhill Heath.

Accommodation Details

The property comprises of entrance hall, sitting/dining room, kitchen, two bedrooms, shower room, conservatory and utility/workshop.

The property further benefits from having bloc paved and gravelled driveway offering off road parking, courtyard area, utility/workshop and enclosed private rear garden.

Entrance Hall

Front facing opaque double glazed door leading to entrance hall, pendant ceiling light, built in storage cupboard, tiled flooring, entrance matting, door to sitting room.

Sitting Dining Room

19' x 12' 8" (5.79m x 3.86m)
Front facing double glazed window, two ceiling lights, coving, double panel radiator, single panel radiator, feature Adams style fireplace, maple oak flooring, tiled hearth surround, door to kitchen and inner hallway, thermostat.

Kitchen

10' 11" x 7' 5" (3.33m x 2.26m)
South facing double glazed window, south facing double glazed door to side access, stainless steel 1 1/2 bowl, draining unit with cupboard below, range of floor mounting units and eye level units, space for cooker and fridge freezer, two ceiling lights, part tiled walls, ceramic tiled flooring, extractor hood.

Conservatory

20' 11" x 6' 11" (6.38m x 2.11m)
UPVC construction, wall light, double panel

radiator, USB sockets, vinyl flooring, double glazed double doors leading to rear garden.

Inner Hall

One recess spotlight, smoke detector, roof access, doors to sitting room, bedrooms, shower room and built in storage cupboard, housing boiler.

Bedroom One

12' 4" x 9' 8" (3.76m x 2.95m)
Rear facing double glazed sliding door to conservatory, two built in double wardrobe with hanging rail and shelves, pendant ceiling light fan, double panel radiator.

Bedroom Two

9' 3" x 8' 7" (2.82m x 2.62m)
Rear facing sliding double glazed door to conservatory, pendant ceiling light, built in double wardrobe with hanging rail and shelves, single panel radiator.

Bathroom

Side facing opaque double glazed window, walk in shower enclosure with electric shower over, WC, wash hand basin with tiled splashback, part tiled walls, ladder style radiator, vinyl flooring, five recessed spotlights.

Utility / Workshop

12' 3" x 9' 6" (3.73m x 2.90m)
Rear facing double glazed door to rear garden, rear facing double glazed window, light and power, front facing double glazed double doors to front.

Outside Front

To the front of the property there is a bloc paved and gravel driveway offering off road parking. Security lighting and Up and Over garage door

leading to courtyard area. Open Car Port / Courtyard Area - outside water tap, courtesy lighting, double glazed double doors leading to Utility/Workshop and side facing double glazed door to kitchen.

Outside Rear

To the rear of property there is private paved patio area with a lawned garden. Borders of mature shrubs and trees.

Services

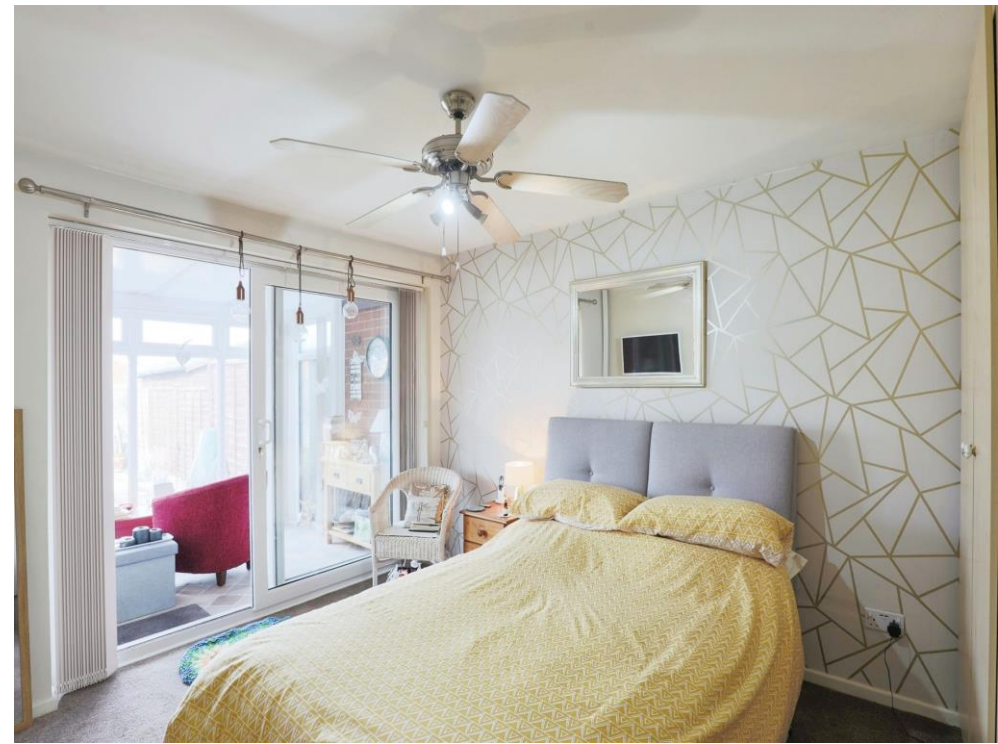
All mains services are connected to the property.

Agents Note

As the airspace leasehold interest is on a separate title number there are no formal requirements with any assignment in respect of the sale of your property. The freehold title of the property has the Schedule of Lease in connection with the solar panels within the title and the purchasers therefore take the title to the property with the benefit of the solar panels under the terms of the airspace leasehold interest granted.

We would kindly request that the purchaser(s) complete and return to us the attached 'new owner' form upon completion, then we can update our system with their contact details for any future maintenance contact we may need, otherwise they just continue enjoying the free electricity generated by the solar panels. We will send the new owners an informative welcome letter once we are notified of their details upon completion.

In some cases (not all) documentation and/or information is required regarding the solar panels by the new lender or the solicitors involved in the transaction. If anything is requested then you or your solicitor can contact legal@ashadegreener.co.uk with the requirements at that time.





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/WOR314571

directions to this property:

From our office head past Foregate Street entrance on your right straight down to Barbourne Road, with Gheluveld park on your left you will approach a fork in the road, stay right onto Droitwich road, continue along this road, turn left onto Post Office Lane, continue for a short distance taking the first left onto Pine Close, continue for a short distance where the property will be located on the right hand side.

EPC Rating: C



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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