

Property details approval form

15 Cranesbill Drive, Worcester, Worcestershire, England, WR5 3HX

Date: 20 September 2024

Property Ref and Version: WOR314409 - 0008

Connells

Got it Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers over £375,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > Easy access to local amenities
- > Garage and two car driveway
- > Large kitchen / dining room
- > Utility room
- > Close to J7 of M5 Motorway
- > Immaculately presented
- > DO YOU HAVE A PROPERTY TO SELL? Talk to us about how we can get you moving!
- > NEED A MORTGAGE? We have access to mortgages from 0% deposit! Ask us for more information!

○ Short Description

A spacious four bedroom detached home in a fantastic location with easy access to J7 of the M5 motorway benefitting from having a large kitchen / dining room, utility room, garage and two car driveway.

○ Long Description

A spacious detached home in a fantastic location with ease of access to J7 of the M5 motorway and main Worcester bypass. The property itself comprises: entrance hall, living room, large dining / kitchen, utility room, downstairs cloakroom, four bedrooms, bathroom, driveway with off road parking for 2 cars, garage and front and rear gardens. It additionally benefits from having gas central heating and double glazing.

This immaculately presented property has a warm feeling to it and would make an ideal family home.

○ Directions

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○ Agents Note

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○ Room Description

Location

St Peters is a suburb south of the city on the East Side River Severn. It is mainly a large housing estate with a large Tesco superstore, a petrol station and a small shopping area containing a convenience store, a Chinese takeaway, a chip shop, a dentist, a beauty salon, chemist, dry cleaner, charity shop and a part-time GP Surgery close to the village hall.

The primary schools in closest proximity to St Peter's are Cherry Orchard and Whittington, but there are many other primary schools and Blessed Edwards and Nunnery Wood secondary schools are the two which are also within the area. Worcester also boasts some well-regarded Private schools to include Kings and Royal Grammar School and has the University which is well known for its teaching and sporting degrees in addition to its research work.

St Peter's has good road links, and is less than 1 mile from J7 of the M5 motorway. The Worcestershire Parkway railway station which is located in nearby Norton.

Ground Floor

Entrance Hall

Stairs to first floor, doors to cloakroom, sitting room and kitchen.

Cloakroom

WC, wash hand basin, warm air heat vent.

Sitting Room

10' 10" x 15' 3" max (3.30m x 4.65m max)

Front facing window, ceiling light, obscure glazed door to dining room, obscure glazed door to entrance hall, warm air heat vent.

Dining Room

10' 8" x 8' 1" (3.25m x 2.46m)

Double glazed patio doors to rear garden, door to kitchen, door to sitting room, ceiling light, warm air heat vent.

Kitchen

13' 7" max x 9' 11" max (4.14m max x 3.02m max)

Rear facing double glazed window, door to utility room, range of wall mounted units, range of eye level units, gas cooker with cooker hood over, one and a half bowl sink drainer unit, cupboard housing Airflow boiler.

Utility Room

5' 3" x 7' 10" (1.60m x 2.39m)

Door to garden, door to garage, ceiling light, warm air heat vent.

First Floor Landing

Access to loft space, airing cupboard, storage cupboard, doors to all bedrooms and bathroom.

Bedroom One

10' 5" x 8' 11" (3.17m x 2.72m)

Front facing double glazed window, ceiling light, built-in wardrobes.

En-Suite

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Side facing double glazed window, shower cubicle, WC, wash hand basin, storage cupboard.

Bedroom Two

9' 5" x 8' 8" (2.87m x 2.64m)

Rear facing double glazed window, ceiling light, built-in wardrobes.

Bedroom Three

8' 9" x 6' 3" (2.67m x 1.91m)

Rear facing double glazed window, ceiling light.

Bedroom Four

6' 8" x 7' 2" (2.03m x 2.18m)

Front facing double glazed window, ceiling light.

Bathroom

Side facing double glazed window, WC, wash hand basin, walk-in shower, warm air heat vent.

Outside Front

To the front of the property there is

Garage

Up and over door.

Outside Rear

To the rear of the property there is an enclosed garden mainly laid to lawn, garden shed.

Services

All mains are connected to the property.

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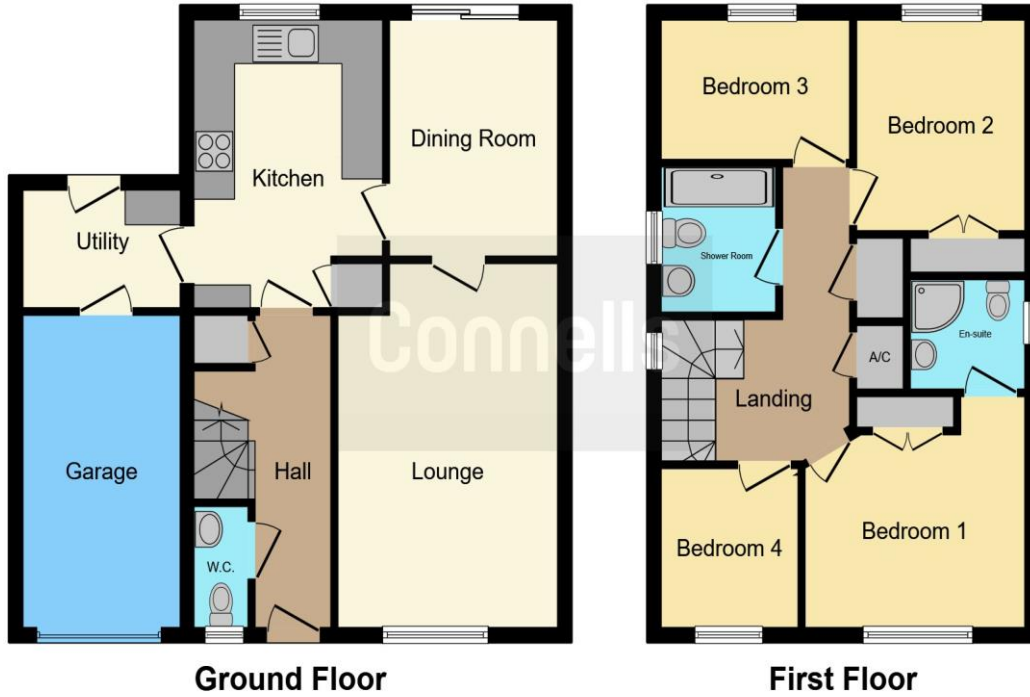
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○ Floor Plan



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.

○ Approval

Signature

Date

	Signature	Date
Craig McClelland		
Mr T. Daw		