



**Connells**

The Wharf Diglis Road  
Worcester



### Property Description

A very well presented property in the heart of Diglis with a large balcony surrounding the property offering stunning views of Diglis and The Malverns. In a prime location just a short distance from the city and with easy access route out of the city to the motorway. The area offers beautiful scenery and lovely walks through parks and along the river.

The property itself comprises of; entrance hall, open kitchen/lounge area, two bedrooms, a modern bathroom, and a new balcony with wonderful views, and an allocated parking space.

### Front Access

Shared access with stairs to second floor.

### Entrance Hall

Ceiling light, access hatch to loft space, fitted carpet, central heating control, telephone entry system, storage cupboard housing boiler.

Doors to:

### Open Plan Sitting / Kitchen

23' 2" max x 13' max ( 7.06m max x 3.96m max )

Irregular shaped room.

Living area - Double glazed doors and windows to balcony, ceiling light, fitted carpet, radiator, TV aerial and telephone points.

Kitchen area - Fitted kitchen with matching wall & base units, worktops over, integrated fridge and freezer, washer-dryer and dishwasher, stainless steel single drainer sink unit, integrated cooker with gas hob, extractor and light over, tiled flooring and ceiling light.

### Bathroom

5' 5" x 9' 1" max ( 1.65m x 2.77m max )

Suite comprising bath with shower over and tiled wall surround, WC, wash hand basin with tiled splashback, heated towel rail, spotlights and tiled flooring.

### Bedroom One

8' 8" x 13' ( 2.64m x 3.96m )

With restricted head height. Ceiling light, double glazed door and windows to balcony, fitted carpet, TV aerial point, telephone point and radiator.

### Bedroom Two

8' 3" max x 9' 1" max ( 2.51m max x 2.77m max )

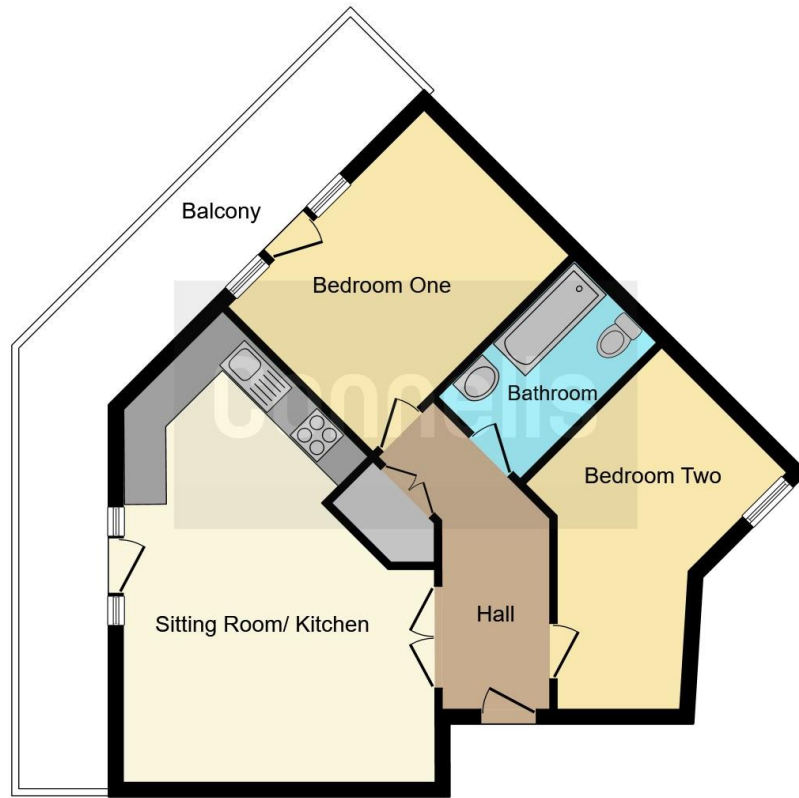
Irregular shaped room.

Double glazed window to front, ceiling light, network point, fitted carpet and radiator.

### Balcony

The full length of the L-Shaped balcony is approximately 40 feet and enjoys stunning views over the Malvern Hills & Diglis.





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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**EPC Rating: B**

**view this property online [connells.co.uk/Property/WOR314489](http://connells.co.uk/Property/WOR314489)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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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