

Property details approval form

6 St. James Close, Littleworth, Worcester, Worcestershire, England, WR5 2QF

Date: 18 June 2024

Property Ref and Version: WOR314745 - 0012

Connells

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 in the region of £315,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > NO ONWARD CHAIN!
- > THREE BEDROOMS
- > TERRACED PROPERTY
- > PARKING
- > REAR GARDEN
- > DOUBLE GLAZING
- > PROPERTY TO SELL? Call us NOW to book your FREE consultation appointment with our PROPERTY EXPERT!
- > REQUIRE A MORTGAGE? Call us NOW to book your FREE consultation appointment with our MORTGAGE EXPERTS and learn how we can save you TIME AND MONEY with our EXCLUSIVE RATES!

○ Short Description

Connells are proud to present this beautiful three bed terraced house to the market, being offered with NO ONWARD CHAIN!

Located in the sought after rural village of Littleworth this house has easy access to both the M5 and Worcestershire Parkway rail station.

○ Long Description

Connells are proud to present this beautiful three bed terraced house to the market, being offered with NO ONWARD CHAIN!

Located in the sought after rural village of Littleworth this house has easy access to both the M5 and Worcestershire Parkway rail station and Worcester City centre is just 5 miles distant.

The village has a primary school, a community village hall with facilities, including external play areas, a bar and coffee shop and there is also a local public house.

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The property consists of three good size bedrooms, a downstairs WC, a modern bathroom upstairs, a modern open plan kitchen diner, and the lounge which opens to the conservatory facing the generously long garden.

To the front there is a space to park 3 cars.

○ Directions

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○ Room Description

Entrance

Doors to kitchen and lounge.

Downstairs Toilet

Tiled floor, WC, wall light point.

Lounge

17' 6" Max x 11' 4" (5.33m Max x 3.45m)

Laminate flooring, double glazed front facing window, log burner, ceiling light point, bi fold doors open to conservatory, double glazed windows with two sets of doors leading to the garden.

Kitchen Diner

17' 5" x 11' 1" (5.31m x 3.38m)

Laminate flooring, ceiling light point and spot lights, Island, built in cooker, electric hob, extractor, fridge and freezer. Washing machine point, 3 part sink and draining board, double glazed front facing window.

Conservatory

Laminate flooring, double glazed rear windows, all-weather ceiling fitted, wall light point, double panel radiator.

Landing

Carpet, ceiling light point, double glazed rear facing windows, doors to bedrooms and bathroom.

Bedroom One

13' 4" Max x 11' 6" (4.06m Max x 3.51m)

Carpet, double panel radiator, ceiling light, front facing double glazed window.

Bedroom Two

13' 1" Max x 11' 5" Max (3.99m Max x 3.48m Max)

Carpet, single panel radiator, ceiling light, front facing double glazed window.

Bedroom Three

8' 4" x 8' 4" (2.54m x 2.54m)

Carpet, built in wardrobe, ceiling light, rear facing double glazed window.

Bathroom

Tiled floor and walls, bath, electric shower in bath, sink, WC, chrome towel radiator, ceiling light, rear facing frosted double glazed window.

Rear Garden

Patio, pond, fences both sides.

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○ Room Description

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○ Property Images



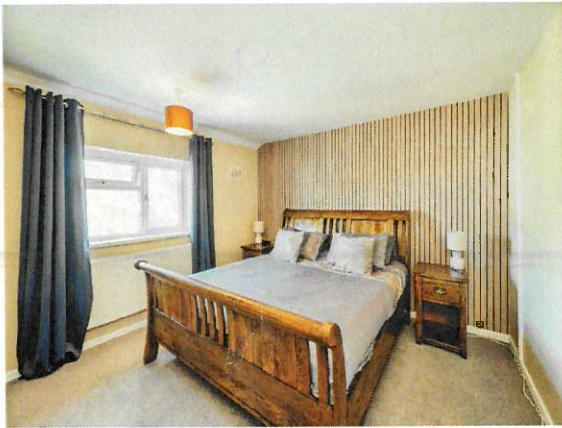
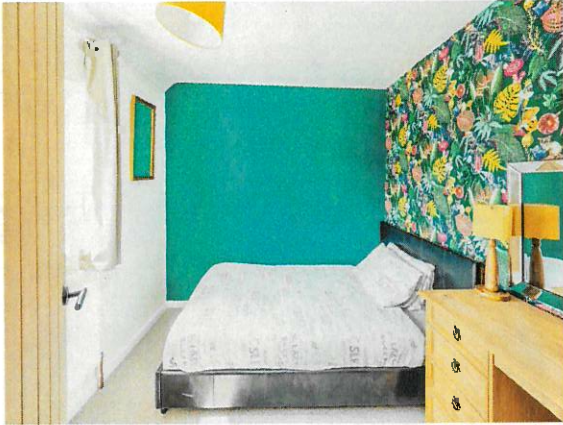
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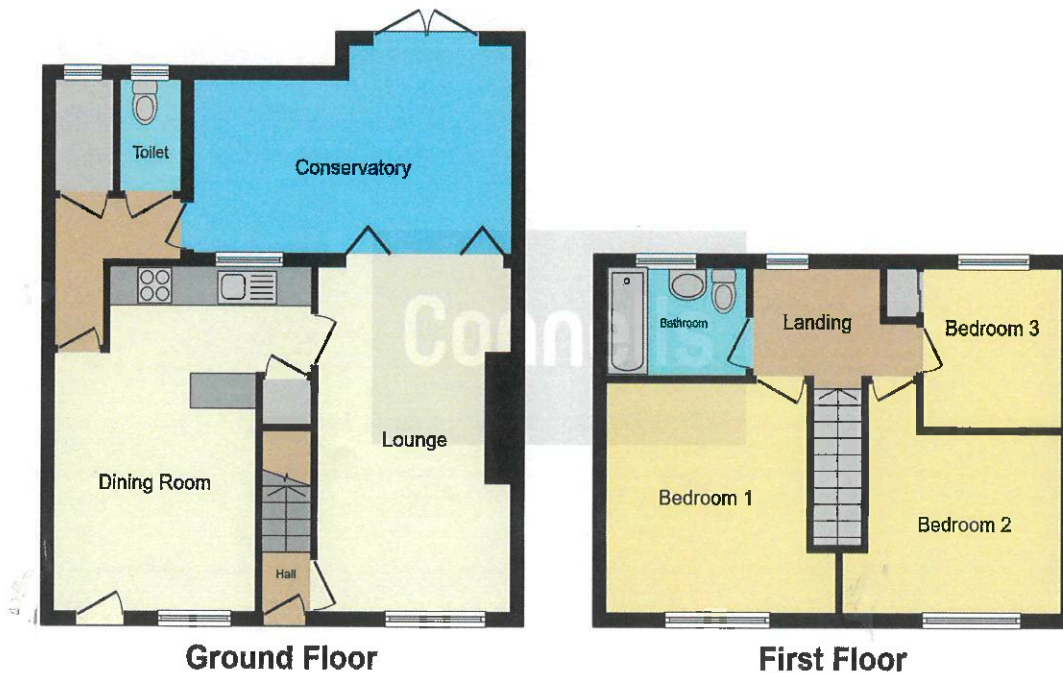
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○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

○ Approval

	Signature	Date
Alessandro Guida		18/06/24.
Mr A. Perfect		

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