

Property details approval form

54 Mandalay Drive, Norton, Worcester, Worcestershire, England, WR5 2PL

Date: 17 June 2024

Property Ref and Version: WOR314535 - 0005

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 | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 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 £250,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > NO ONWARD CHAIN
- > TWO BEDROOM
- > REAR GARDEN
- > PARKING
- > PRIME LOCATION
- > SEMI DETACHED
- > PROPERTY TO SELL? Call us NOW to book your FREE property valuation with our local EXPERT!
- > REQUIRE A MORTGAGE? Call us NOW to book your FREE consultation appointment with our EXPERT and learn how we can save you TIME AND MONEY with our EXCLUSIVE RATES!

○ Short Description

Situated within the popular location of Norton, this two bedroom semi detached home is in a very secluded position, featuring a new kitchen with luxury quartz worktops and an established private garden.

○ Long Description

Situated within the popular location of Norton, this two bedroom semi detached home is in a very secluded position, featuring a new kitchen with luxury quartz worktops and an established private garden.

This property comprises: entrance hall, cloakroom, living room, kitchen, two bedrooms, bathroom, gardens and driveway.

The property further benefits from having gas central heating and double glazing.

NO ONWARD CHAIN.

○ Directions

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○ Room Description

Entrance Hall

Laminate flooring and single panel radiator.

Lounge

14' 8" Max x 13' 6" (4.47m Max x 4.11m)

Laminate flooring, storage cupboard, ceiling light point, two single panel radiators, double glazed rear facing windows, sliding patio door onto the rear garden.

Cloakroom

Laminate flooring, wash hand basin, WC, ceiling light point, single panel radiator, frosted double glazed window.

Kitchen

8' 7" x 6' 2" (2.62m x 1.88m)

Built in cupboards, induction hob and electric oven, one and a half sink with draining board, space for fridge/freezer and plumbing for washing machine, luxury quartz worktops, coloured glass splashback. Ceiling light point, laminated flooring, double glazed front facing window. This kitchen and fitted appliances are one year old with a 3 year old Worcester Bosch boiler.

Landing

Carpet, ceiling light point, doors to all bedrooms and storage cupboard.

Bedroom One

13' 6" Max x 8' 11" (4.11m Max x 2.72m)

Carpet, front facing double glazed window, ceiling light point, built in wardrobe, single panel radiator.

Bedroom Two

11' 3" x 6' 5" (3.43m x 1.96m)

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

Bathroom

Carpet, wash hand basin, WC, bath, electric shower, extractor fan, frosted double glazed rear facing window, single panel radiator.

Front Garden

Gravelled

Rear Garden

Part patio and lawn, established boundaries via fencing with side access, two brick-built sheds.

Driveway

Parking for two cars.

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○ Property Images



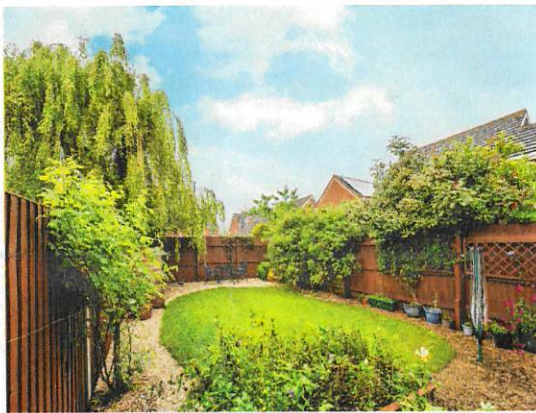
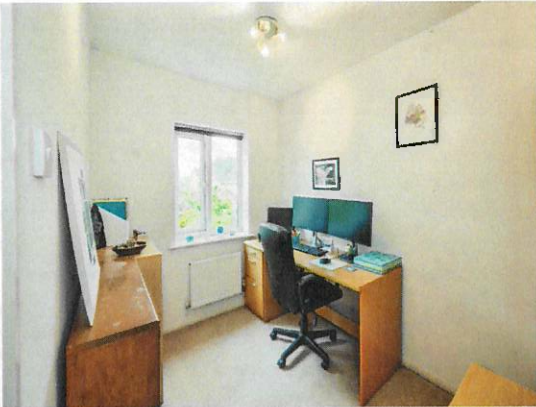
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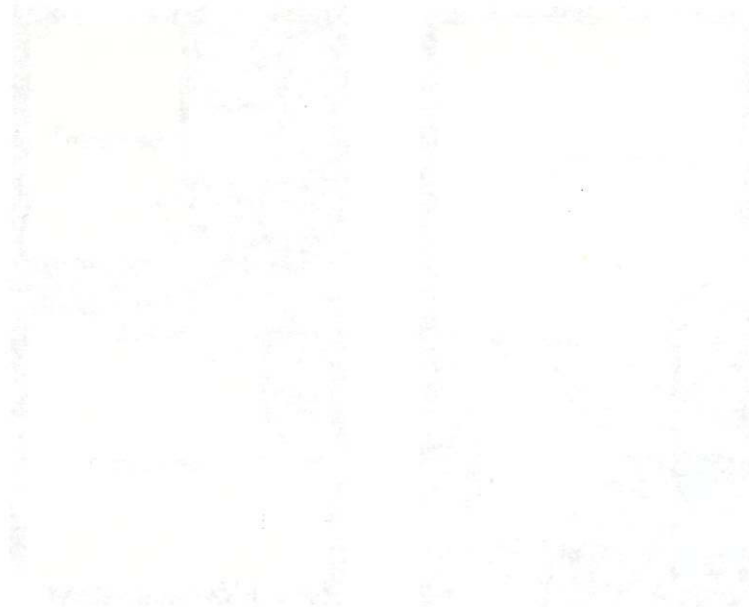
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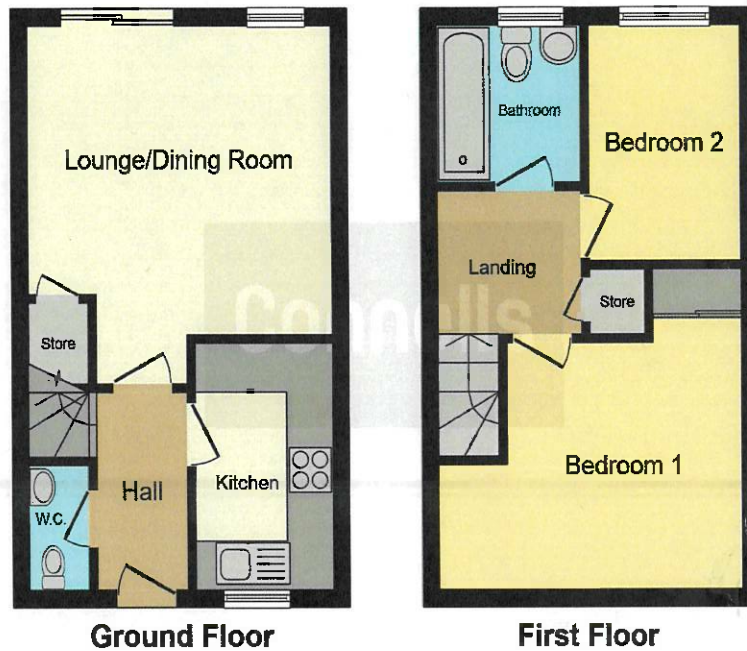
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○ Floor Plan



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 |  | 18/6/24 |
| Miss C. Lockett | | |