

# Property details **approval form**

15 Winnipeg Close, Worcester, Worcestershire, England, WR2 4XT

**Date:** 28 November 2024

**Property Ref and Version:** WOR314991 - 0003

# 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

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offers over £280,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: D
- > Semi-Detached
- > Three Bedrooms
- > Modern Kitchen
- > Modern Shower Room
- > Garage and Driveway
- > Enclosed Rear Garden
- > DO YOU HAVE A PROPERTY TO SELL? Call us to see how we can get you moving!
- > NEED A MORTGAGE? We have exclusive rates and could save you some money!

## ○ Short Description

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Connells are delighted to present this semi-detached home offering sitting room, dining room with archway through to modern kitchen plus three bedrooms upstairs and modern shower room.

## ○ Long Description

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Connells are delighted to present this semi-detached home offering sitting room, dining room with archway through to modern kitchen plus three bedrooms upstairs and modern shower room.

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### Accommodation Details

The property comprises of entrance hall, sitting room, dining room, kitchen, three bedrooms and bathroom.

The property further benefits from having garage, driveway and enclosed rear garden.

### Ground Floor

#### Entrance Hall

#### Sitting Room

15' 1" x 15' 1" ( 4.60m x 4.60m )

Front facing double glazed bow window, side facing double glazed window, stairs to first floor, two ceiling lights, radiator, fireplace, carpet flooring.

#### Dining Room

8' 8" x 15' ( 2.64m x 4.57m )

Side facing double glazed window, ceiling light, radiator, wall mounted boiler, carpet flooring.

#### Kitchen

6' 2" x 15' 1" ( 1.88m x 4.60m )

Two rear facing double glazed windows, patio door to garden, fitted kitchen with a range of eye level and floor mounted units, single stainless steel sink drainer units, electric oven, induction hob with cooker hood over, tiled splashback, tiled flooring.

#### First Floor Landing

Doors to all bedrooms and bathroom.

#### Bedroom One

10' 8" x 8' 8" ( 3.25m x 2.64m )

Front facing double glazed window, ceiling light, radiator, built in wardrobes, carpet flooring.

#### Bedroom Two

9' 1" x 6' 8" ( 2.77m x 2.03m )

Rear facing double glazed window, ceiling light, radiator, carpet flooring.

#### Bedroom Three

7' 2" x 5' 9" ( 2.18m x 1.75m )

Front facing double glazed window, ceiling light, radiator, carpet flooring.

#### Shower Room

Rear and side facing double glazed windows, vanity wash hand basin with cupboard below, WC, shower enclosure, tiled walls and flooring.

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## **○ Room Description**

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### **Outside Front**

To the front of the property there is a block paved driveway providing off road parking for multiple vehicles plus EV charging point.

### **Garage**

Up and over door.

### **Outside Rear**

To the rear of the property there is an enclosed garden which is mainly laid to lawn with patio seating area and access to the garage.

### **Services**

All mains are connected to the property.

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## ○ Property Images



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## **○ Property Images**

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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](http://www.focalagent.com)

## ○ Approval

Signature

Date

	Signature	Date
Craig Mcclelland		
Mr D. Adams		