



Connells

Blakefield Road  
Worcester





### Property Description

Situated within a popular residential area close to the centre of St Johns, this period terraced house offers well-proportioned accommodation comprising: entrance hall, dining room, living room, kitchen, bathroom, three double bedrooms and enclosed rear garden.

The property additionally benefits from having UPVC double glazing throughout, gas central heating and has no onward chain.

### Ground Floor

#### Entrance Hall

Two pendant ceiling lights, radiator, door leading to dining room, living room, cellar and stairs leading to the first floor.

#### Dining Room

11' 2" x 9' 3" max ( 3.40m x 2.82m max )  
Front facing window, pendant ceiling light, radiator, wood effect laminate floor.

#### Cellar

With light.

#### Living Room

12' 8" max x 7' 8" max ( 3.86m max x 2.34m max )  
Rear facing window, pendant ceiling light, radiator, wood effect laminate flooring, door leading to kitchen.  
\*\* This room could be made larger by removing the stud internal wall which was erected to create an internal hallway to give access to the stairs - if you did remove it then the width of the room would be 11'7 \*\*

#### Kitchen

12' 2" x 6' 9" ( 3.71m x 2.06m )  
Side facing window, range of wall and floor mounted units, sink drainer unit, integrated electric oven with 4 ring hob, freestanding

fridge/freezer, space and plumbing for washing machine. Ceiling light, wall mounted 'BAXI' boiler, radiator, part tiled walls, tiled floor, door leading to rear hall area.

### Rear Hall

Large built in storage cupboard, tiled floor, door leading to the bathroom, part opaque glazed UPVC door leading to the garden.

### Bathroom

Side facing opaque glazed window, ceiling light, radiator, panel bath with electric shower over, low level wc, pedestal wash hand basin, part tiled walls, tiled floor.

### First Floor Landing

Two pendant ceiling lights, doors leading to bedrooms.

### Bedroom One

12' 7" max x 11' 2" ( 3.84m max x 3.40m )  
Front facing window, pendant ceiling light, radiator, wood effect laminate floor, built in wardrobe with hanging rail.

### Bedroom Two

11' 3" x 9' 6" max ( 3.43m x 2.90m max )  
Rear facing window, pendant ceiling light, radiator, wood effect laminate floor.

### Bedroom Three

12' 2" max x 6' 9" ( 3.71m max x 2.06m )  
Rear facing window, pendant ceiling light, radiator, wood effect laminate floor.

## Outside

### Outside Front

To the front of the property there is a small hardstanding foregarden with a step up to the front door.

### Outside Rear

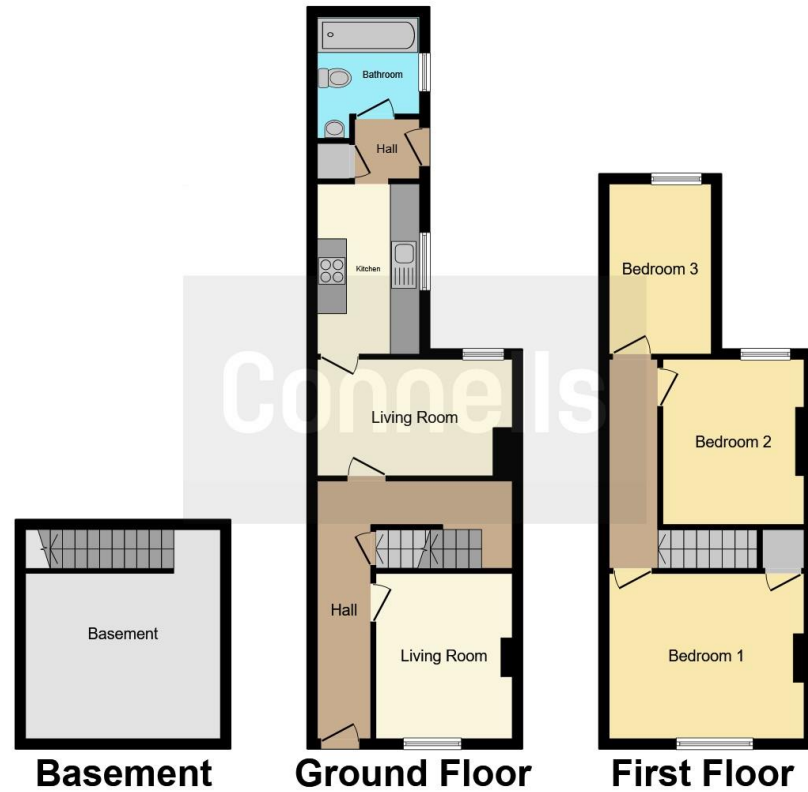
To the rear of the property there is a fully enclosed garden with a hard standing area with the majority of the garden laid to lawn.

## Services

All mains services are connected to the property.







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)

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**EPC Rating: D**

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Tenure: Freehold



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