



**Connells**

Rea Way  
Worcester





### Property Description

This fantastic three bedroom, semi-detached home is ideally located close to a range of amenities and schools. Situated on a generously sized plot, with a well maintained garden, the property must be viewed to be appreciated!

### Ground Floor

#### Entrance Porch

Spotlights.

#### Entrance Hall

Spotlights.

#### Living Room

11' 5" x 18' 4" ( 3.48m x 5.59m )  
Front facing double glazed window, two ceiling lights and a radiator.

Bi-fold French doors leading to the rear garden.

#### Dining Room

5' 5" x 13' 9" ( 1.65m x 4.19m )  
Front and side facing double glazed windows, spotlights and a radiator.

### Kitchen

12' 7" x 9' 6" ( 3.84m x 2.90m )  
Rear facing double glazed window, built in oven with induction hob, freestanding fridge/freezer, dishwasher and a washer/dryer.

UPVC side door leading to the rear garden.

### First Floor

#### Landing

Ceiling light and an airing cupboard.

Doors to bathroom, toilet and all bedrooms.

#### Bedroom One

11' 6" x 11' ( 3.51m x 3.35m )  
Front facing double glazed window, ceiling light, radiator and carpet flooring.

#### Bedroom Two

12' 5" x 8' 8" ( 3.78m x 2.64m )  
Front facing double glazed window, ceiling light, built in wardrobe and carpet flooring.

#### Bedroom Three

8' 6" x 7' 3" ( 2.59m x 2.21m )  
Rear facing double glazed window, ceiling light, radiator and carpet flooring.



## Bathroom

Split Bathroom:

Rear facing double glazed window, electric shower over bath and a vanity suite.

Rear facing double glazed window, ceiling light and a toilet.

## Outside

### Outside Front

To the front of the property is a concrete driveway, there is also a laid to lawn area.

### Outside Rear

To the rear of the property is a slabbed area. The garden is also tiered which leads to a grass area.

## Services

All main services are connected to the property.





**Ground Floor**



**First Floor**

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)

To view this property please contact Connells on

**T 01905 611 411**

**E [worcester@connells.co.uk](mailto:worcester@connells.co.uk)**

3 Foregate Street  
WORCESTER WR1 1DB

**EPC Rating: C**

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Tenure: Freehold



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