





Property Description

Situated in a popular and well-established residential area, this attractive two-bedroom semi-detached home on Ashford Road is offered at a 75% shared ownership - a fantastic opportunity for first-time buyers and those looking to step onto the property ladder.

The property offers a spacious and light-filled living room, a modern fitted kitchen with space for dining, and two well-proportioned bedrooms, along with a stylish family bathroom. Outside, you'll find a beautifully maintained rear garden - perfect for relaxing or entertaining - and the added benefit of off-road parking for two vehicles.

Located within easy reach of Worcester city centre, local shops, schools, and transport links, this property combines comfort, convenience, and excellent value for money.

Don't miss your chance to secure a generous share of this lovely home in a desirable location - early viewing is strongly advised.

Ground Floor

Entrance Hall

UPVC front door and a ceiling light.

W.C

Ceiling light, w.c, wash hand basin and a radiator.

Living Area

15' 8" x 10' 7" (4.78m x 3.23m)
Front facing double glazed window, ceiling light, smoke alarm, radiator and carpet flooring.

Kitchen/ Diner

10' 5" x 13' 7" (3.17m x 4.14m)
Rear facing double glazed window, spotlights, radiator, wall and base units, built in oven and hob with extractor hood, stainless steel sink and drainer unit, space for a fridge/freezer and space and plumbing for a washing machine.

UPVC door to the rear which leads out to the rear garden.

First Floor

Bedroom One

10' 6" x 13' 7" (3.20m x 4.14m)
Two front facing double glazed windows, ceiling light, large storage/airing cupboard, radiator and carpet flooring.

Bedroom Two

6' 9" x 15' 8" (2.06m x 4.78m)
Rear facing double glazed window, ceiling light, radiator and carpet flooring.

Bathroom

Rear facing double glazed window, ceiling light, W.C, wash hand basin with tiled splashback, bath and mixer shower, part tiled walls, extractor, cupboard and a radiator.

Outside

Outside Front

To the front of the property is a driveway with two parking spaces. There is a path leading to the front door.

There is also a side gate access to the rear garden.

Outside Rear

To the rear of the property is a well maintained laid to lawn garden. There is a path leading up the side of the garden which leads to a shed.

Services

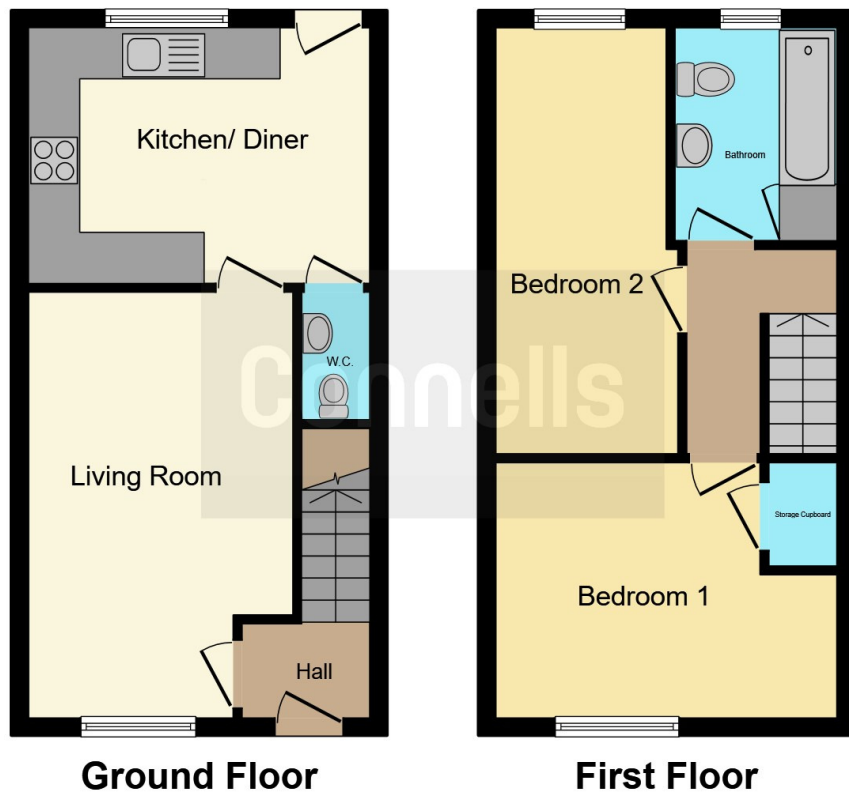
All main services are connected to the property.

Lease:

Annual Service Charge: £543.60

Length of Lease: 125 years remaining from 11/05/2022





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). www.connells.co.uk

To view this property please contact Connells on

T 01905 611 411
E worcester@connells.co.uk

3 Foregate Street
 WORCESTER WR1 1DB

view this property online connells.co.uk/Property/WOR315266

This is a Leasehold property with details as follows; Term of Lease 125 years from 1 May 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Directions to the property:
 From the Connells Estate Agents Worcester branch-
 Head north on Foregate St/A38 towards Pierpoint St
 Turn left onto Castle St/A449
 A449 turns left and becomes Dolday/A44
 Slight right towards Bridge St/A44
EPC Rating: B
 Turn right onto Bridge St/A44
 Slight left onto Worcester Bridge/A44
 Slight left onto Strichs/A44
 Turn left onto Univ Pk Dr
 Turn right onto Ashford Rd



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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