



Connells

Woodmanton Close
Clifton Upon Teme WORCESTER

Woodmanton Close Clifton Upon Teme WORCESTER WR6 6DG

For Sale
£154,000



Property Description

Tucked away in a popular residential area, this well-presented two-bedroom mid-terraced house offers a comfortable layout and modern conveniences, making it an ideal first home.

The property benefits from its own driveway, providing off-road parking to the front. Inside, the ground floor comprises a welcoming entrance hall, a light and spacious living area, a fitted kitchen with space for dining, and a useful downstairs WC.

Upstairs, there are two well-proportioned bedrooms and a family bathroom. To the rear, a private garden provides an excellent outdoor space, perfect for relaxing or entertaining.

Situated on Woodmanton Close, the property is within easy reach of local shops, schools, amenities, and transport links into Worcester city centre.

Eligibility Criteria:

- A local connection to the Parish

Ground Floor

Entrance Hall

Ceiling light, radiator and laminate flooring.

Stairs to the first floor.

W.C

W.C, wash hand basin, radiator and laminate flooring.

Living Area

14' 1" x 8' 11" (4.29m x 2.72m)

Double glazed patio doors and windows to the rear, ceiling light, radiator and laminate flooring.

Kitchen

14' 4" x 7' 3" (4.37m x 2.21m)

Front facing double glazed window, spotlights, wall and base units, stainless steel sink and drainer unit, built in oven and hob, cooker-hood, integrated fridge/freezer, radiator and laminate flooring.

First Floor

Landing

Loft access and carpet flooring.

Bedroom One

14' max x 8' 3" (4.27m max x 2.51m)

Two front facing double glazed windows, ceiling light, storage cupboard, radiator and carpet flooring.

Bedroom Two

14' 1" x 8' 2" (4.29m x 2.49m)

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

Bathroom

W.C, wash hand basin, bath with shower over, partly tiled walls and a radiator.

Outside

Outside Front

To the front of the property is a block paved driveway and a path leading to the front door.

Outside Rear

To the rear of the garden is a part slabbed/ part laid to lawn enclosed garden.

Services

All main services are connected to the property.

Agents Note:

Subject to a section 106 agreement, for local connection and households' incomes of £80,000 and under. A full application would need to be submitted to the Council for assessment.





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

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EPC Rating: B Council Tax
 Band: B

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Tenure: Freehold



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