



Connells

Heath Close
Hallow Worcester

Heath Close Hallow Worcester WR2 6LJ

For Sale guide price
£240,000



Property Description

Nestled in a quiet and sought-after cul-de-sac in the charming village of Hallow, this well-presented three-bedroom semi-detached property offers comfortable family living with modern conveniences and a generous outdoor space.

The property features a spacious block-paved driveway, providing ample off-road parking. Inside, the accommodation includes a welcoming entrance hall, a light and airy living area, a well-equipped kitchen, and a convenient downstairs bathroom.

Upstairs, there are three good-sized bedrooms, ideal for families or those needing additional space for a home office or guest room. There is also an added W.C for convenience.

To the rear, the property boasts a beautifully maintained garden, part slabbed/part laid to lawn with mature borders and a useful garden shed, perfect for outdoor storage or hobby use.

Situated within easy reach of local amenities, reputable schools, and just a short drive from Worcester city centre, this lovely home combines village charm with excellent accessibility.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method

requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Entrance Hall

ceiling light, radiator and laminate flooring.

Bathroom

Side facing double glazed window, W.C, wash hand basin and laminate flooring.

Living Area

Front facing double glazed window, ceiling light, radiator, storage cupboard and laminate flooring.

Kitchen

Rear facing double glazed window, ceiling light, stainless steel sink and drainer unit, wall and base units, boiler, towel radiator and laminate flooring.

Door to the rear.

First Floor

Landing

Side facing double glazed window and carpet flooring.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

W.C

Side facing double glazed window, bath with shower over, W.C, towel radiator, partly tiled walls and laminate flooring.

Outside

Outside Front

To the front of the property is a large spacious driveway. To the side of the property is the front door.

Outside Rear

To the rear of the property is a partly slabbed/ part laid to lawn garden. There is shed and also shrubbery surrounds.

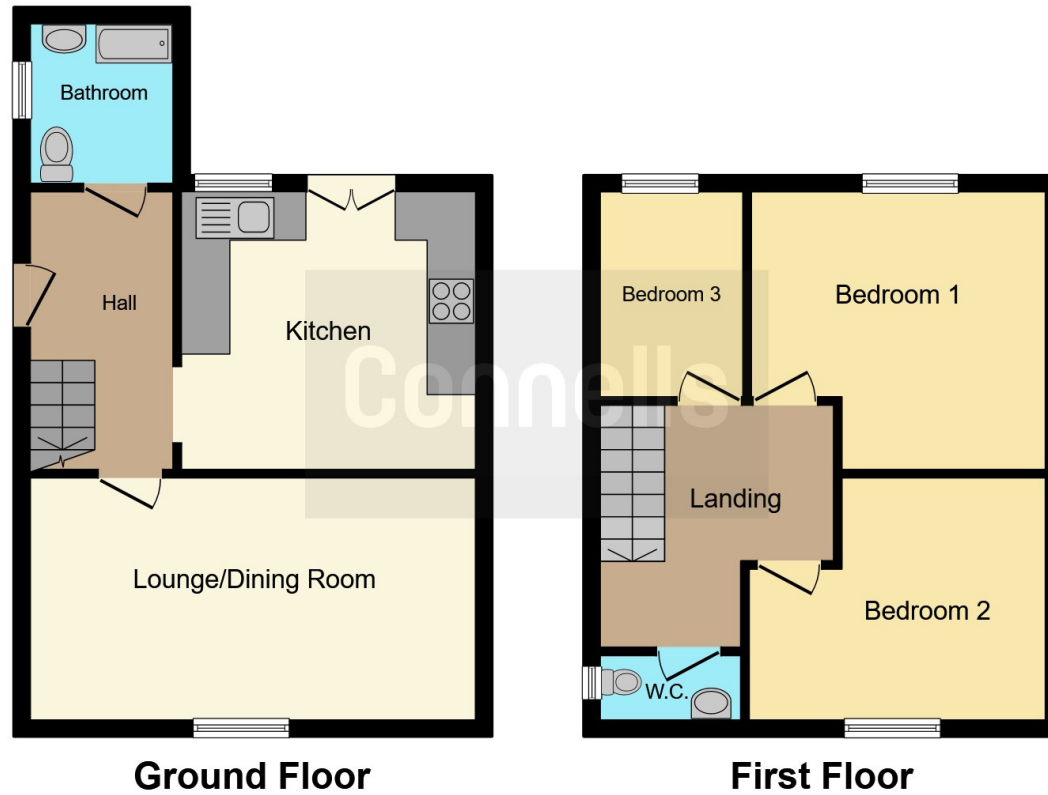
Services

All main 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

To view this property please contact Connells on

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3 Foregate Street
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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WOR315639



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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