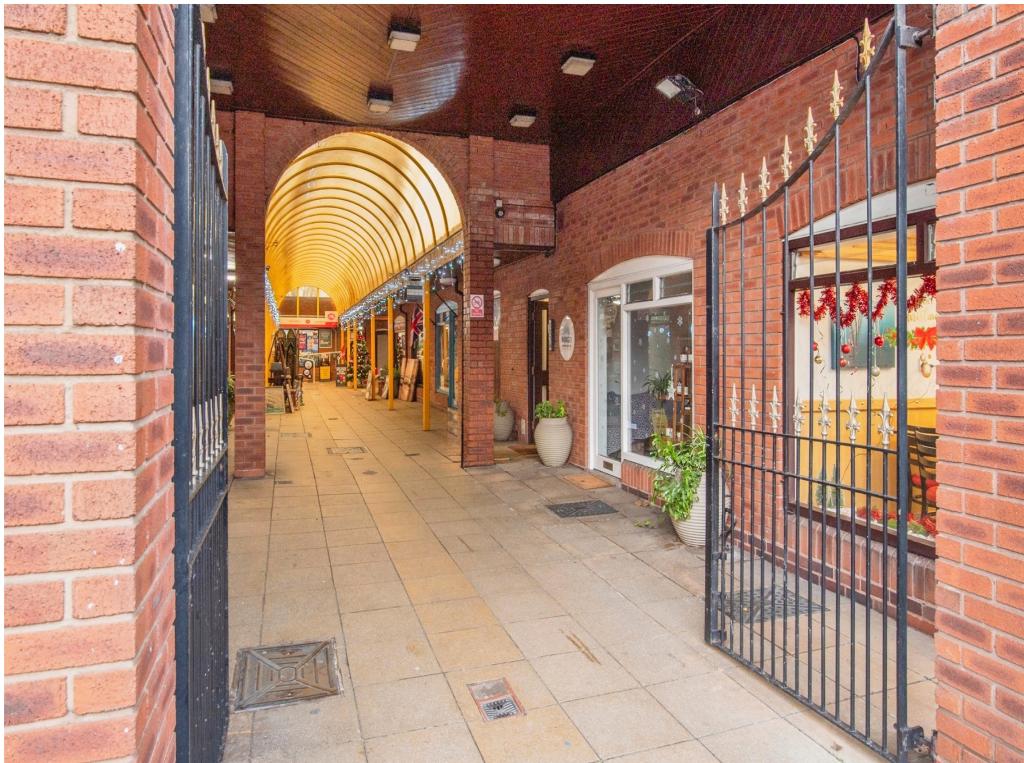




King Charles Place  
St. Johns Worcester

Connells



## Property Description

Worcester City Centre is made up of a variety of large High Street brands, as well as lots of boutiques and independent retailers. Within the High Street there are many restaurants, pubs and wine bars.

Junction 7 of the M5 motorway is only a short drive away and the city also benefits from having two train stations at Foregate Street and Shrub Hill. These stations serve Birmingham and are also on a direct line to London Paddington.

St Johns is none as the Village in the City. Having Sainsburys and Tesco Express.

Education within St Johns comprises a variety of schools, including Our Lady of Peace RC, Pitmaston Primary School and Christopher Whitehead Secondary School. Worcester also boasts some well-regarded Private schools including Kings and Royal Grammar School as well as the University which is well known for its teaching and sporting degrees in addition to its research work.

## Bedroom 1

9' 9" x 9' 9" ( 2.97m x 2.97m )

## Kitchen

8' 1" x 6' 11" ( 2.46m x 2.11m )

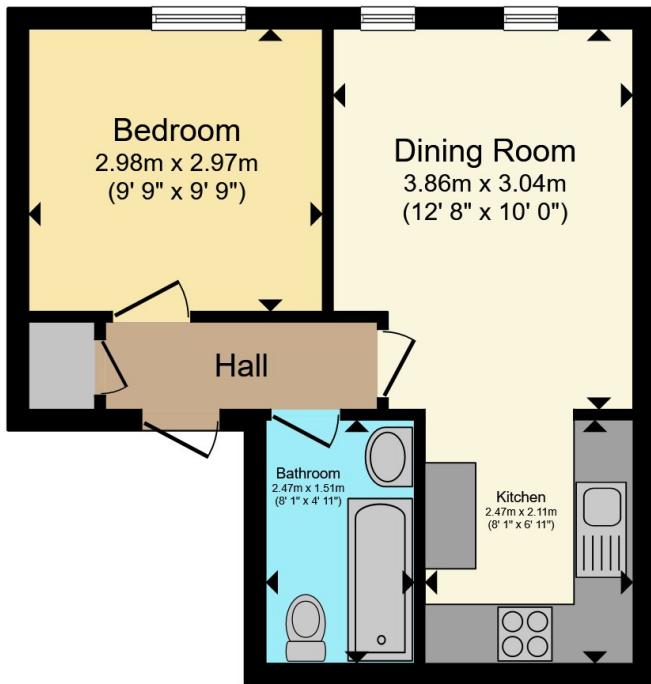
## Dining Room

12' 8" x 10' ( 3.86m x 3.05m )

## Bathroom

8' 1" x 4' 11" ( 2.46m x 1.50m )





Total floor area 33.2 m<sup>2</sup> (357 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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**T 01905 611 411**  
**E [worcester@connells.co.uk](mailto:worcester@connells.co.uk)**

3 Foregate Street  
WORCESTER WR1 1DB

EPC Rating: C  
Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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Property Ref: WOR315719 - 0003