



Connells

Amroth Gardens
Berkeley Beverborne



Property Description

Connells are pleased to present this three bedroom detached home which is being offered with NO ONWARD CHAIN situated in the sought after residential location of Berkeley Beverborne. The property comprises; sitting room, dining room, kitchen, utility, cloakroom, three bedrooms with bedroom one also benefitting from an en suite and family bathroom.

Location

This property is located in Berkeley Beverborne, an area within the main Berkeley village. This area was also built by the prestigious Bryant homes. Schools catchment is fantastic with the local primary being Cranham Primary and secondary school being Tudor Grange. Both of these schools have been voted good by Ofsted.

The area also provides local bus routes to the Lyppard Centre, Worcester City Centre and Blackpole trading estate. The M5 motorway, junction 6, is just over a mile from the area giving easy access to the areas surrounding Worcestershire.

Accommodation Details

The property comprises of entrance porch, entrance hall, cloakroom, sitting room, dining room, kitchen, utility room, bedroom one with en-suite, two further bedrooms and bathroom.

The property further benefits from having front and rear gardens, driveway with off road parking and garage.

Ground Floor

Entrance Porch

Front and side facing uPVC double glazed windows, part glazed uPVC door to side, door to entrance hall, tiled flooring.

Entrance Hall

Stairs to first floor, doors to sitting room and kitchen, door to cloakroom, understairs storage, ceiling light point, single panel radiator.

Cloakroom

Front facing uPVC obscure double glazed window, wash hand basin, WC, ceiling light point, single panel radiator, vinyl flooring.

Sitting Room

17' 1" into bay x 10' 7" (5.21m into bay x 3.23m)

Front facing uPVC double glazed bay window, door to dining room, four wall lights, double panel radiator, television aerial point, marble fireplace with wooden surround.

Dining Room

9' 11" x 9' 7" (3.02m x 2.92m)

Rear facing uPVC double glazed window, door to kitchen, two wall lights, single panel radiator.

Kitchen

10' 6" x 10' 1" (3.20m x 3.07m)

Rear facing uPVC double glazed window, door to utility room, range of floor mounted units, range of eye level units, one and a half bowl sink drainer unit, electric double oven, gas induction hob with cooker hood over, part tiled walls, ceiling light point, single panel radiator, vinyl flooring.

Utility Room

9' 11" x 5' 4" (3.02m x 1.63m)

Rear facing uPVC double glazed window, side door to garden, wall mounted boiler, space and plumbing for washing machine, space for tumble dryer, part tiled walls, single panel radiator.

First Floor Landing

Side facing uPVC double glazed window, doors to all bedrooms, bathroom and airing cupboard, ceiling light point, access to loft space.

Bedroom One

11' 4" x 10' 7" (3.45m x 3.23m)

Rear facing uPVC double glazed window, door to en-suite, ceiling light point, single panel radiator, built in wardrobe.

En-Suite

Side facing uPVC obscure double glazed window, wash hand basin, WC, fitted shower unit, shaver point, ceiling light point, single panel radiator, tiled walls.

Bedroom Two

10' x 9' 11" (3.05m x 3.02m)

Front facing uPVC double glazed window, ceiling light point, single panel radiator.

Bedroom Three

8' 2" x 7' 2" (2.49m x 2.18m)

Front facing uPVC double glazed window, ceiling light point, single panel radiator.

Bathroom

Rear facing uPVC obscure double glazed window, part tiled walls, wash hand basin, WC, panel bath with shower attachment, ceiling light point, single panel radiator.

Outside Front

To the front of the property there is part paved driveway providing off road parking, laid to lawn area with established borders, access to entrance porch, gated side access to rear.

Garage

Part converted with partition wall, power, lighting.

Outside Rear

To the rear of the property there is an enclosed garden with patio area and laid to lawn area with established borders, gated side access to front, door to garage.

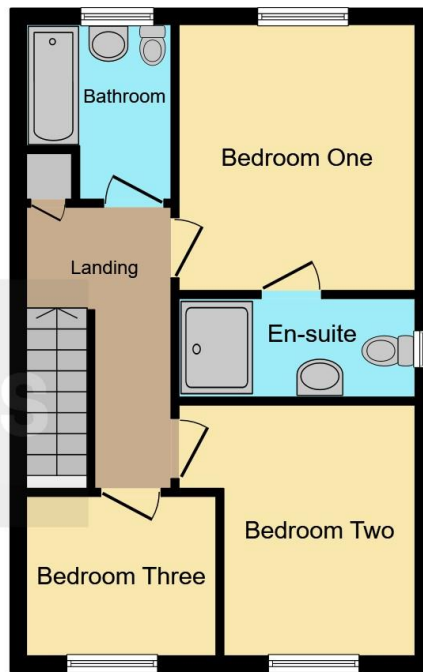
Services

All mains are connected to the property.





Ground Floor



First Floor



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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view this property online connells.co.uk/Property/WVL306351

Directions to this property:

From our Connells Warndon Villages office, turn left onto Mill Wood Drive at the roundabout, take the third exit onto Woodgreen Drive, continue along this road and at the roundabout take the second exit, continuing along Woodgreen Drive repeat for the second roundabout, take the first turning on your right into Chepstow Avenue, follow the road and take the second turning on your left into Tiverton Close, continuing straight over into Amroth Gardens. The property will be located on the right hand side, as denoted by our Connells "For Sale" board.

Tenure: Freehold

EPC Rating: C



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: WVL306351 - 0003