



**Connells**

Glenthorne Avenue  
Worcester



## Property Description

A semi-detached home with access to amenities including doctors, library, schools and shops. Also giving access to transport links and Worcester City Centre.

The property has a hall, sitting room, dining kitchen, cloakroom, three bedrooms and family bathroom. There is off road parking, rear garden and benefits of gas fired central heating and uPVC double glazing.

## Location

This home is situated in the area of Brickfields, Worcester. The area offers a wide range of amenities such as local supermarkets, takeaways and parks, this area is perfect for first time buyers and families alike. With easy access to Blackpole trading estate, housing a Sainsbury's supermarket with petrol station, a wide variety of shops for every need and easy access to junction 6 of the M5 this property has everything you need on your doorstep.

For families, local catchment is Hollymount Primary School and Tudor Grange Academy as the local Secondary.

## Accommodation Details

The property comprises of entrance porch, entrance hall, downstairs WC, sitting room, kitchen, three bedrooms and bathroom.

The property further benefits from having gas fired central heating, driveway and rear garden.

## Ground Floor

### Entrance Porch

Part glazed uPVC door into entrance hall.

### Entrance Hall

Door to sitting room, stairs to first floor, ceiling light, single panel radiator.

## Sitting Room

12' 10" x 12' 1" ( 3.91m x 3.68m )

Two front facing uPVC double glazed windows, door to understairs cupboard, brick fireplace with living gas flame, single panel radiator, picture rail, wooden laminate flooring, door to kitchen,

## Kitchen

12' 3" x 8' 8" ( 3.73m x 2.64m )

Two rear facing uPVC double glazed windows, uPVC door to inner lobby, door to utility, range of floor mounted units, range of eye level units, space for fridge freezer, space for dishwasher, space for tumble dryer, space for gas cooker, stainless steel single sink drainer unit.

Door to inner hall.

## Inner Hall

uPVC part glazed door to rear garden, door to cloakroom, door to utility cupboard, which has plumbing for washing machine.

## Cloakroom

Side facing uPVC double glazed window, WC, wash hand basin inset into vanity unit, ceiling light.

## First Floor Landing

Side facing uPVC double glazed window, doors to all bedrooms and bathroom, ceiling light, access to loft space, single panel radiator.

## Bedroom One

13' 2" max x 8' 9" ( 4.01m max x 2.67m )

Two rear facing uPVC double glazed windows, ceiling light, single panel radiator.

### **Bedroom Two**

12' 1" x 8' 3" ( 3.68m x 2.51m )

Front facing uPVC double glazed window, ceiling light, single panel radiator, picture rail, built-in storage.

### **Bedroom Three**

6' min x 8' 6" ( 1.83m min x 2.59m )

Front facing uPVC double glazed window, ceiling light, single panel radiator, picture rail, built-in storage.

### **Bathroom**

Side facing obscure uPVC double glazed window, white suite, WC, pedestal wash hand basin, bath with shower over, single panel radiator.

### **Outside Front**

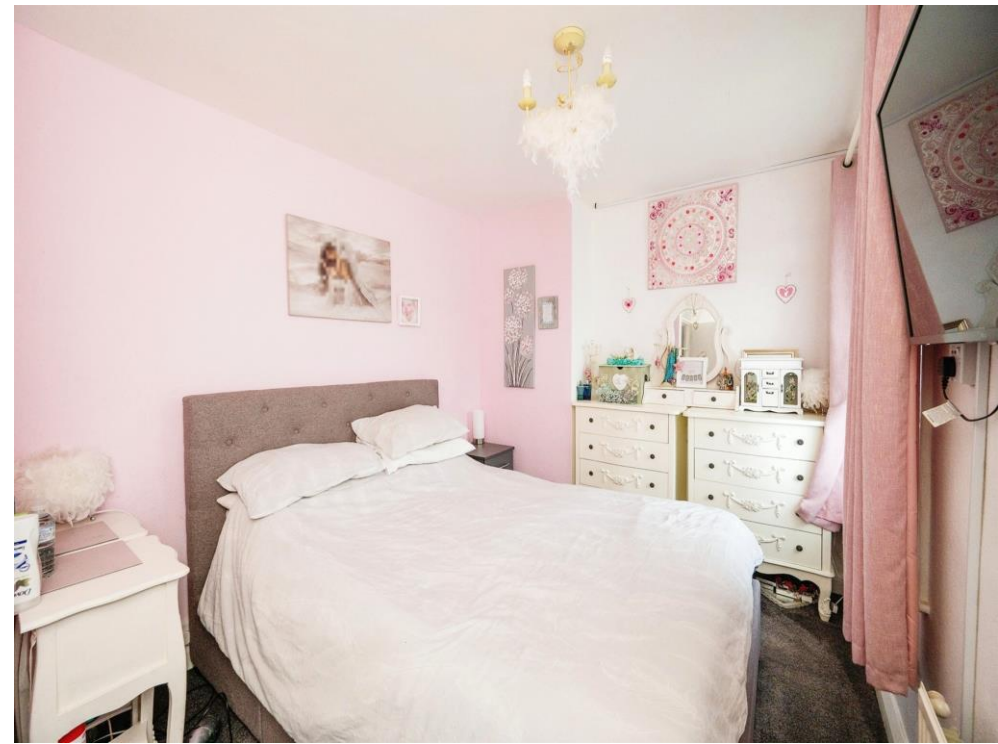
To the front of the property there is a bloc paved driveway with side access to the rear.

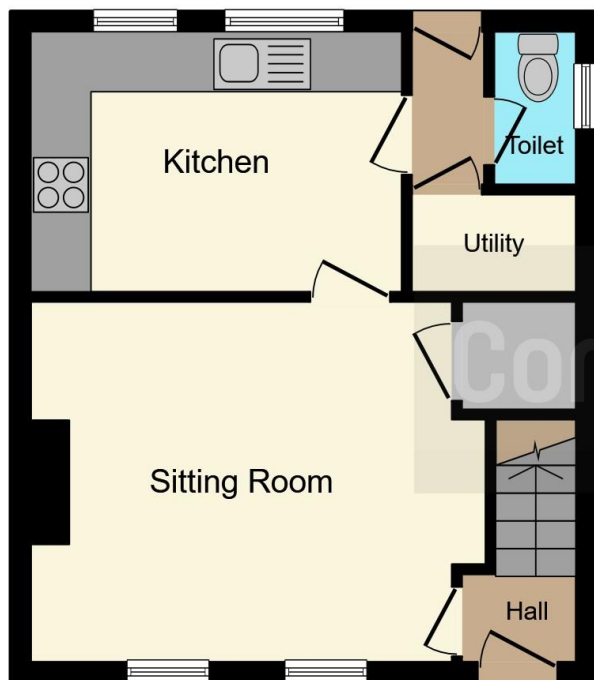
### **Outside Rear**

To the rear of the property there is an enclosed garden mainly laid to lawn with decked sun terrace and slabbed sun terrace, gated access to the front.

### **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/WVL306493](http://connells.co.uk/Property/WVL306493)**

**Directions to this property:**

From the Warndon Villages office, turn left onto Mill Wood Drive and at the roundabout turn right onto Wood Green Drive. At the next roundabout, turn left onto Middle Hollow Drive and at the traffic lights, turn left onto Tolladine Road. at the next right turn into Ambleside Drive and continue for some time and at the second roundabout turn left onto Langdale Drive. Turn fourth left into Glenthorne Avenue where the property will be found on the left hand side.

**EPC Rating: C**



Tenure: Freehold



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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