



Connells

Tolladine Road  
Worcester



## Property Description

A semi-detached home situated close to Worcester City Centre and the transport that it offers.

The property has hall, sitting room with balcony and views across the City to the Malvern Hills, dining room, kitchen, three bedrooms, en suite and family bathroom. There is off road parking and a tandem double garage with storeroom/ workshop. There is a rear garden and benefits of gas fired central heating and double glazing.

## Location

The property is situated close to schools, shops, bus routes as well as Worcester City Centre and transport links with both Shrub Hill Station and Foregate Street Station being close. There are walks close with nature reserves and reservoir close.

Worcester City Centre has a wealth of independent shops, restaurants as well as High Street shops.

## Accommodation Details

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

The property further benefits from having driveway, garage and enclosed rear garden.

## Ground Floor

### Entrance Porch

Enclosed porch leading to entrance hall.

### Entrance Hall

Side door to garage, stairs to first floor, ceiling light.

### First Floor Landing

Doors to cloakroom, sitting room, dining room, kitchen, storage cupboard, stairs to second floor, two ceiling lights, smoke detector, radiator.

## Cloakroom

Side facing obscure glazed window, WC, wash hand basin, radiator, ceiling light.

## Sitting Room

Irregular Shaped Room 16' 10" x 14' 1" ( 5.13m x 4.29m )

L shaped room

Two front facing double glazed windows, single glazed door to balcony with views across the Malverns, ceiling light, television aerial point.

## Dining Room

10' 3" x 10' 1" ( 3.12m x 3.07m )

Rear double glazed patio doors to garden, ceiling light, telephone point, radiator.

## Kitchen

10' 5" x 7' 7" ( 3.17m x 2.31m )

Double glazed window, fitted kitchen with one and a half bowl sink drainer unit, integrated washing machine, integrated fridge, integrated dishwasher, electric double oven and grill with gas hob and cooker hood over, combi boiler, strip light.

## Second Floor Landing

Doors to all bedrooms, bathroom and two storage cupboards, two ceiling lights, smoke detector, radiator.

## Bedroom One

12' 6" max x 11' 8" max ( 3.81m max x 3.56m max )

Two front facing double glazed windows, door to en-suite, ceiling light, double panel radiator, access to loft space, built-in wardrobe with mirrored doors, television aerial point.

### **En-Suite**

Side facing double glazed window, shower cubicle, wash hand basin, WC, part tiled suite, ceiling light, radiator, extractor fan.

### **Bedroom Two**

10' 3" x 10' ( 3.12m x 3.05m )

Rear facing double glazed window, ceiling light, radiator, television aerial point.

### **Bedroom Three**

8' 9" max x 7' 8" ( 2.67m max x 2.34m )

Rear facing double glazed window, ceiling light, built-in wardrobe, radiator.

### **Bathroom**

Side facing obscure glazed window, bath with shower over, wash hand basin, WC, part tiled suite, ceiling light, radiator, extractor fan.

### **Outside Front**

To the front of the property there is a tarmac driveway providing off road parking, access to garage via up and over door.

### **Garage**

31' 10" x 10' 11" ( 9.70m x 3.33m )

Up and over door, lighting. Leading to Storeroom/ workshop.

### **Storeroom/ Workshop**

10' 2" x 10' 5" ( 3.10m x 3.17m )

Power, strip light.

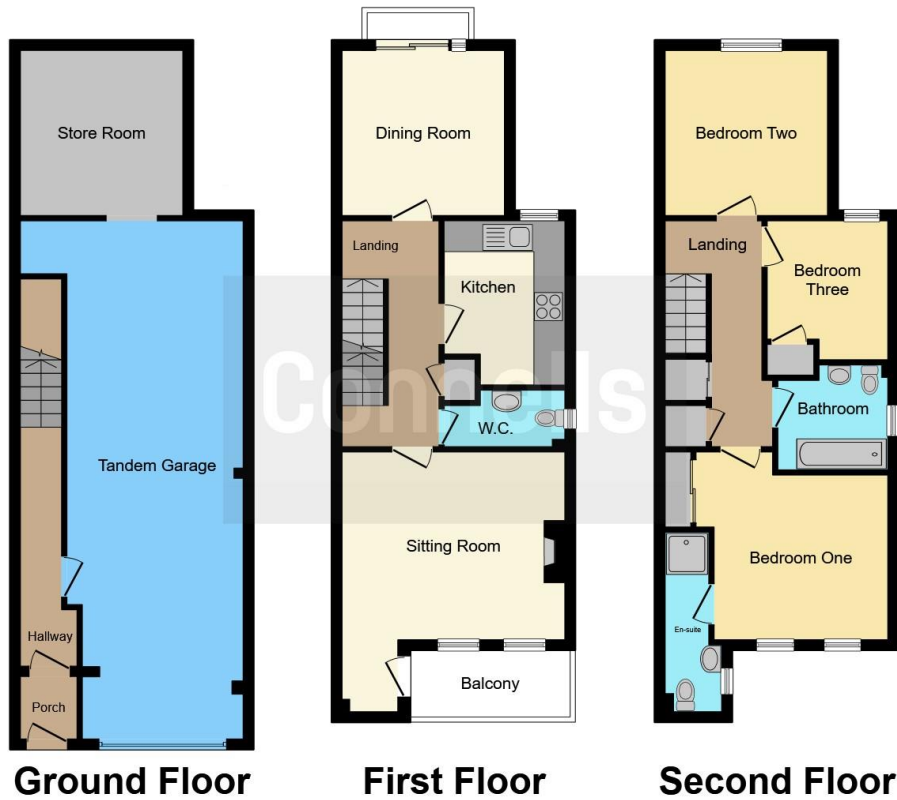
### **Outside Rear**

To the rear of the property there is an enclosed patio area leading to a tiered garden with a small wildlife pond to the right with steps leading to a gazebo/ decked area giving views to the Malvern Hills and vegetable lot beyond with a green house, outside water tap. From the patio there is access to the front of the property via secure gate.

### **Services**

All mains 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](http://www.focalagent.com)

To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/WVL306595](http://connells.co.uk/Property/WVL306595)**

**Directions to this property:**

From the Connells Warndon Villages branch turn left off Ankerage Green onto Mill Wood Drive, at the roundabout take the third exit onto Woodgreen Drive to the next roundabout. Take the first exit onto Middle Hollow Drive a follow the road joining onto Tolladine Road, follow the road for some time and the property will be on your right hand side.

**EPC Rating: C**

Tenure: Freehold



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