



**Connells**

Birch Avenue  
Worcester



## Property Description

Connells are delighted to present this semi-detached home offering spacious and versatile living accommodation, three bedrooms and bathroom. The property further benefits from having front and rear gardens and has easy access to the City Centre!

Call our Connells Warndon Villages branch today to book your viewing!

## Location

This home is situated in the area of Tolladine, which offers a variety of amenities including shops, take aways and bus routes. It gives access to Worcester City Centre and rail links from Shrub Hill Station and Foregate Street Station. There are Primary Schools with Hollymount School within easy reach and secondary school being Tudor Grange Academy.

Junction 6 of the M5 is approximately 2miles away, giving access to the North and South. Also close to Blackpole industrial park with Mazak and Worcester Bosch within easy access.

## Accommodation Details

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

The property further benefits from having front and rear gardens and has gas fired central heating.

## Ground Floor

### Entrance Hall

Stairs to first floor, ceiling light, wooden laminate flooring.

### Sitting Room

11' 10" x 15' 1" ( 3.61m x 4.60m )  
Front facing window, door to kitchen, ceiling light, radiator, telephone point, television aerial point, feature fireplace, wooden laminate flooring.

## Kitchen

9' x 18' 1" ( 2.74m x 5.51m )  
Two rear facing windows, fitted kitchen with range of wall mounted units, range of eye level units, one and a half bowl sink drainer unit with mixer tap, electric oven, stainless steel electric hob with chimney cookerhood over, space and plumbing for washing machine, integrated dishwasher, understairs storage cupboard, downlighters, chrome ladder style radiator, wooden laminate flooring.

## First Floor Landing

Side facing window, doors to all bedrooms and bathroom, airing cupboard housing boiler, access to loft space.

## Bedroom One

11' 10" x 9' 8" into recess ( 3.61m x 2.95m into recess )  
Front facing window, ceiling light, radiator.

## Bedroom Two

9' x 11' 4" ( 2.74m x 3.45m )  
Rear facing window, ceiling light, radiator.

## Bedroom Three

8' 9" x 8' 2" ( 2.67m x 2.49m )  
Front facing window, ceiling light, radiator.

## Bathroom

Rear facing obscure glazed window, tiled suite, shower over bath with shower screen, wash hand basin with vanity, WC, chrome heated towel rail, ceramic tiled flooring.

### Outside Front

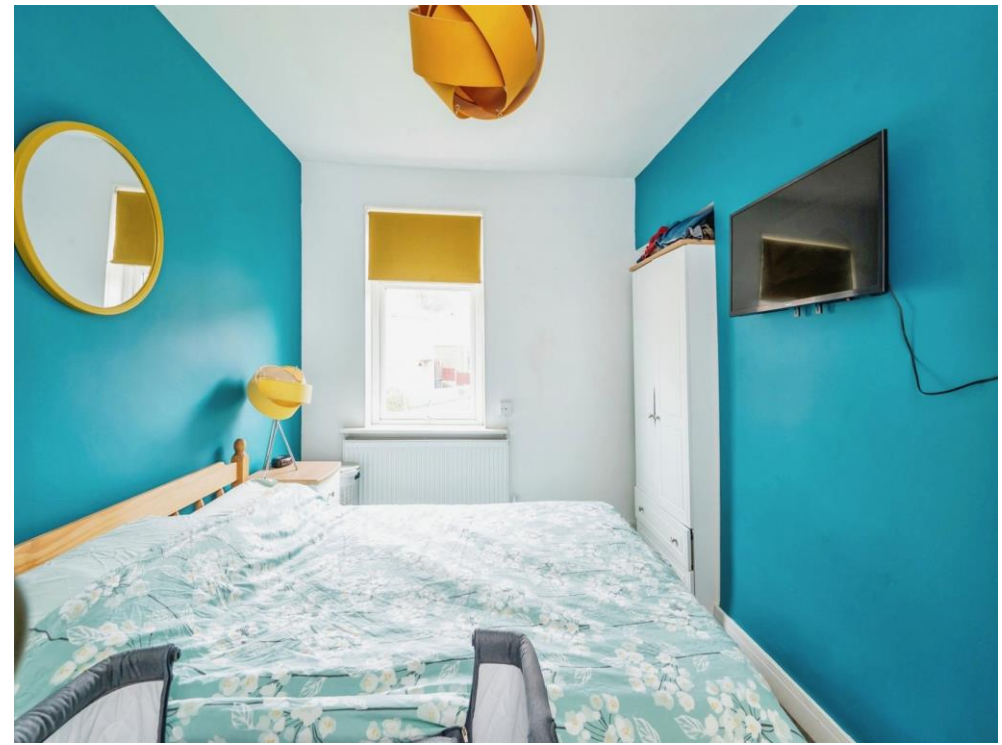
To the front of the property there is a fore lawned garden with shrub and flower borders, gated access to the rear. There is also a block paved hardstanding area and pathway to front door.

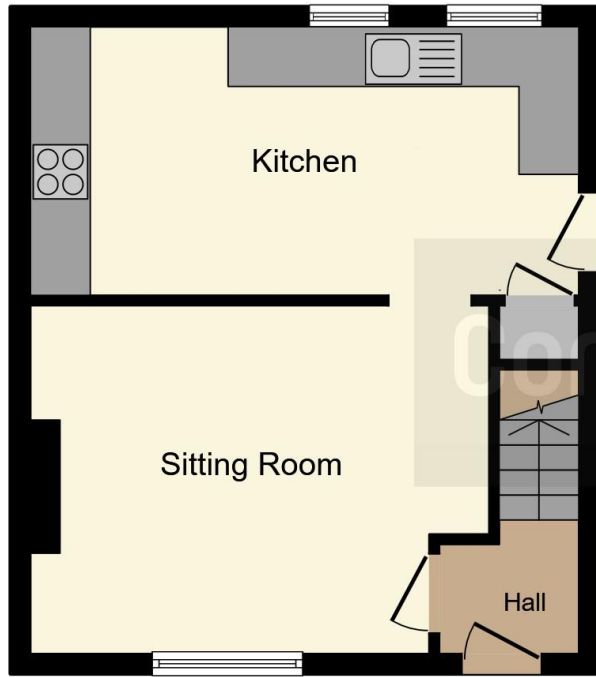
### Outside Rear

To the rear of the property there is an enclosed garden featuring a sun terraced area, mainly laid to lawn and gated access to the front.

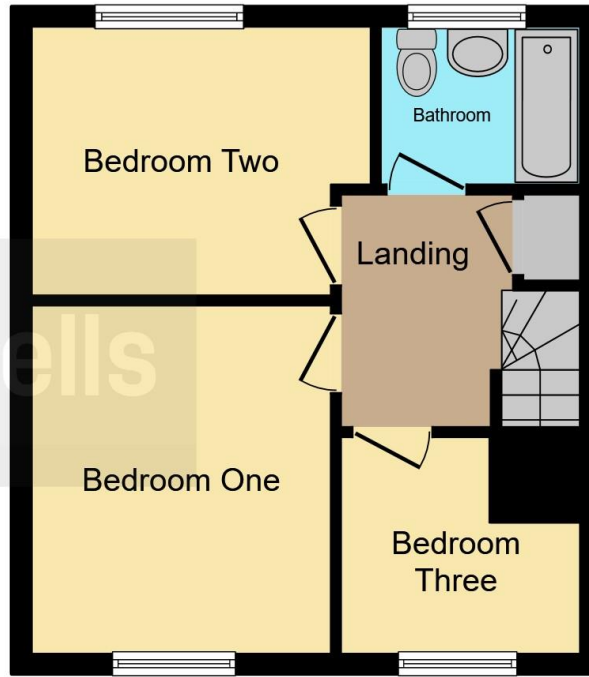
### Services

All mains are connected to the property.





**Ground Floor**



**First Floor**

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

**T 01905 724555**  
**E [warndonvillages@connells.co.uk](mailto:warndonvillages@connells.co.uk)**

Ankerage Green  
 WORCESTER WR4 0DZ

**view this property online [connells.co.uk/Property/WVL306632](http://connells.co.uk/Property/WVL306632)**

**Directions to this property:**

From the Warndon Villages office, turn left onto Mill Wood Drive and right at the roundabout on to Wood Green Drive. Turn left at the following round about onto Middle Hollow Drive and continue at the traffic lights onto Tolladine Road. Continue for some time and turn right into Holly Mount and first right onto Birch Avenue, where the property is on the left, as indicated by the agents for sale sign.

**EPC Rating: D**



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.

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVL306632 - 0002