



Connells

Dunmow Avenue
Harley Bakewell



Property Description

A three bedroom home situated in the popular area of Warndon Villages, giving access to local amenities, Worcester City Centre, Worcester Royal Hospital and transport links. The property has cloakroom, sitting room, dining kitchen, three bedrooms, bathroom. There is off road parking, garage, gardens to front and rear. The property benefits from gas fired central heating, uPVC double glazing and no onward chain.

Location

The Harleys are one of four areas that make up the Warndon Villages, Worcester. Great for all buyers, this area provides something to do for everyone! There are several cycle paths, private walks and the property is within easy distance of the Countyside Centre; giving access to woodland walks and a boutique cafe. For commuters, junction 6 of the m5 is less than 2 miles away.

The area is close to the Worcester Royal Hospital and Lyppard Grange Centre comprising of: a doctors, dentists, hairdressers, chinese, fish and chip shop, childrens nursery and the Lyppard Hub. This offers a variety of services and activities including book clubs, walking groups, toddler groups, gardeners group and youth club, making it perfect for all ages! The Centre is also home to the Lyppard Grange pub with a large beer garden and a Tesco Superstore with petrol station.

Accommodation Details

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

The property further benefits from having shared driveway leading to garage and front and rear gardens.

Ground Floor

Entrance Porch

Part glazed door into entrance hall, courtesy lighting.

Entrance Hall

Doors to cloakroom and sitting room, ceiling light, single panel radiator, wooden laminate flooring.

Cloakroom

Front facing uPVC double glazed window, WC, pedestal wash hand basin, single panel radiator, ceramic tiled flooring.

Sitting Room

15' 1" x 11' 11" plus stair recess (4.60m x 3.63m plus stair recess)
Front facing uPVC double glazed window, door to dining kitchen, ceiling light, double panel radiator, wooden flooring.

Dining Kitchen

14' 9" x 10' 2" (4.50m x 3.10m)
Rear facing uPVC double glazed window, rear facing patio doors to garden, fitted kitchen with stainless steel one and a half bowl sink drainer unit, four ring gas hob with cooker hood over, wall mounted boiler, space for fridge freezer, space and plumbing for washing machine, breakfast bar, strip light, ceiling light, double panel radiator.

First Floor Landing

Doors to all bedrooms and bathroom, ceiling light, access to loft space, airing cupboard housing hot water tank, smoke detector.

Bedroom One

12' 4" x 8' 2" (3.76m x 2.49m)

Rear facing uPVC double glazed window, ceiling light, single panel radiator, built in double wardrobe.

Bedroom Two

8' 6" x 10' 11" (2.59m x 3.33m)

Front facing uPVC double glazed window, ceiling light, single panel radiator, built in single wardrobe.

Bedroom Three

6' 6" x 9' (1.98m x 2.74m)

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

Bathroom

Front facing uPVC double glazed window, WC, pedestal wash and basin, bath with shower over, ceiling light, single panel radiator, part tiled walls.

Outside Front

To the front of the property there is a gravelled foregarden with pathway to the front door, there is also access to the rear garden.

There is a shared driveway to the front providing off road parking in front of the garage.

Garage

Up and over door.

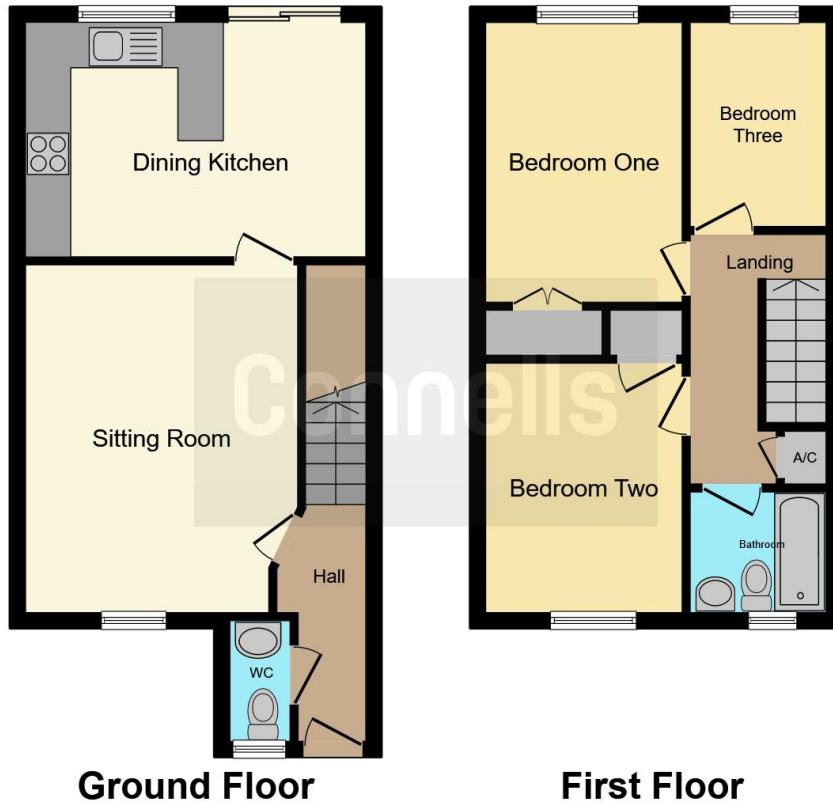
Outside Rear

To the rear of the property there is an enclosed garden with patio terrace, established shrub borders and access to the side, cold water tap.

Services

All mains are connected to the property.





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/WVL306654](https://www.connells.co.uk/Property/WVL306654)

Directions to this property:

From the Connells Warndon Villages office proceed out of Ankerage Green turning left into Millwood Drive continue along Millwood Drive and at the roundabout turn left into Woodgreen Drive. At the following roundabout turn left into Dugdale Drive proceed along Dugdale Drive taking the second turning right into Fowler Avenue. Continue along Fowler Avenue for some distance turning right into Dunmow Avenue where the property will be found on the left hand side as indicated by the agents '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.

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