



**Connells**

Somerville Road  
Worcester





### Property Description

Connells are delighted to present this three bedroom terraced home offering ample living accommodation, conservatory and gardens to the front and rear. The property further benefits from having no onward chain and is close to the City centre.

### Location

Worcester City Centre is made up of a variety of large High Street brands, as well as lots of boutiques and independent retailers. Within the High Street there are many restaurants, pubs and wine bars. Just a stone's throw away from the south side of the city, is the sought after location of Diglis which has undergone major development in recent years and now has community of its own it benefits from having playing fields, gym, a hotel and pub.

Junction 7 of the M5 motorway is only a short drive away (approximately 3 miles) and the city also benefits from having two train stations at Foregate Street and Shrub Hill. These stations serve Birmingham and are also on a direct line to London Paddington.

Education within the city centre comprises a variety of schools, including Stanley Road, St Georges RC, Cherry Orchard Primary School and Blessed Edward Secondary School to name a few. Worcester also boasts some well-regarded Private schools including Kings and Royal Grammar School as well as the University which is well known for its teaching and sporting degrees in addition to its research work.

### Accommodation Details

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

The property further benefits from having en-bloc garage, front and rear gardens.

### Ground Floor

#### Entrance Hall

Door to sitting room, stairs to first floor.

#### Sitting Room

14' 7" x 13' 4" max ( 4.45m x 4.06m max )

Front facing double glazed window, door to dining kitchen, pendant ceiling light, two wall lights, brick fire place with inset gas fire, wooden laminate flooring.

#### Dining Kitchen

8' 5" x 16' 7" ( 2.57m x 5.05m )

Rear facing double glazed windows, patio door into conservatory, range of floor mounted units, range of eye level units, tiled splashback, space for fridge freezer, space and plumbing for washing machine, electric cooker with cookerhood over, storage cupboard, strip light, ceiling light, radiator, vinyl flooring.

#### Conservatory

8' 2" x 14' 1" ( 2.49m x 4.29m )

Brick and uPVC construction, rear facing patio doors, wall lights, tiled flooring.

#### First Floor Landing

Doors to all bedrooms and bathroom, pendant ceiling light.

#### Bedroom One

12' 1" x 9' 8" ( 3.68m x 2.95m )

Front facing double glazed window, pendant ceiling light, radiator, storage cupboard, wooden laminate flooring.

#### Bedroom Two

11' 4" x 10' 4" ( 3.45m x 3.15m )

Rear facing double glazed window, pendant ceiling light, radiator, built-in storage, wooden laminate flooring.

### Bedroom Three

8' 5" x 6' 5" ( 2.57m x 1.96m )

Front facing double glazed window, ceiling light, radiator, wooden laminate flooring.

### Bathroom

Rear facing obscure double glazed window, fully tiled suite, panel bath with shower over, WC, pedestal wash hand basin, wall mounted vanity cupboard, towel rail, shaver point.

### Outside Front

To the front of the property there is low maintenance foregarden with stone chippings and mature shrubs, step down to the front door.

### En-Bloc Garage

Up and over door.

### Outside Rear

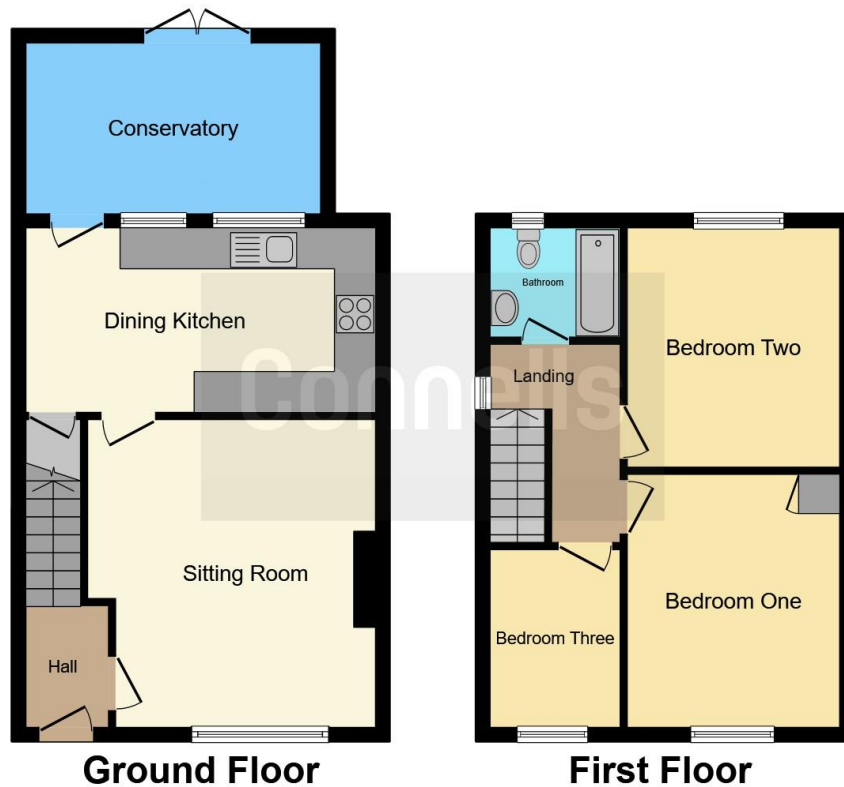
To the rear of the property there is an enclosed tiered garden with mature tree and shrub borders, astro-turf and patio area.

### 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/WVL306657](http://connells.co.uk/Property/WVL306657)**

**Directions to this property:**

From the Warndon Villages office turn left onto Ankerage Green, Turn left onto Mill Wood Drive. At the roundabout, take the 3rd exit onto Woodgreen Drive At the roundabout, take the 1st exit onto Middle Hollow Drive, Continue to follow onto Tolladine Road, continue for some turn left onto Christchurch Rd, Turn right onto Somerville Road where the property will located on the left hand side.

**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.

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