



**Connells**

Mccormick Avenue  
Harley Bakewell



## Property Description

Connells are excited to present this impressive detached property offering spacious and versatile living accommodation with large sitting room come sun room, inviting dining kitchen leading to study, bedroom one with en-suite, three further bedrooms plus family bathroom. This property sits in the popular residential area of Harley Bakewell and is close to the hospital plus easy transport links to the City Centre.

Outside offers ample space with parking for multiple vehicles to the front and a beautiful rear garden offering being mainly laid to lawn with sun terrace.

## 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 Countryside 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.

This house is located in the area which is closest to Worcester Royal Hospital in an area of two, three, four and five bedroom houses and a range of bungalows. The area is in the catchment for Nunnery Wood High School with its voted good ofsted and excellent sports programme and facilities.

## Accommodation Details

The property comprises of entrance hall, cloakroom, study, sitting room, bedroom five/second reception room, dining kitchen, sun room, bedroom one with en-suite, three further bedrooms and bathroom.

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

## Ground Floor

### Entrance Hall

Stairs to first floor, doors to sitting room, dining kitchen, cloakroom and fifth bedroom/second reception room. Two ceiling lights, smoke detector, storage cupboard, coving to ceiling.

### Cloakroom

Front facing uPVC double glazed window, wall mounted wash hand basin, WC, ceiling light, coving, single panel radiator.

### Sitting Room

11' 11" x 15' 8" ( 3.63m x 4.78m )

Archway to sun room, ceiling light, coving, double panel radiator.

### Sun Room

8' 10" x 15' 7" ( 2.69m x 4.75m )

Mostly uPVC construction, skylight, recess spotlights, two double panel radiators, French doors to garden.

### Fifth Bedroom/Second Reception

9' 7" x 10' 7" ( 2.92m x 3.23m )

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

## Dining Kitchen

### Kitchen Area

16' 2" x 7' 11" ( 4.93m x 2.41m )

Rear and front facing uPVC double glazed windows, door to study, fitted kitchen with double Belfast sink set into wooden work surfaces, range of eye level units with downlighters and floor mounted units, stainless steel double electric oven, induction hob with cookerhood over, space for fridge freezer, three ceiling lights.

### Dining Area

18' 5" x 6' ( 5.61m x 1.83m )

Glazed door to garden.

### Study

7' 9" x 11' 6" ( 2.36m x 3.51m )

Front facing uPVC double glazed window, recess spotlights, single panel radiator, sliding door to storage, storage with utility area with space and plumbing for washing machine and tumble dryer and boiler.

## First Floor Landing

Two front facing uPVC double glazed windows, doors to all bedrooms and bathroom, access to loft space, ceiling light, smoke alarm, coving.

### Bedroom One

12' 1" max plus wardrobes x 10' 1" ( 3.68m max plus wardrobes x 3.07m )

Rear facing uPVC double glazed window, ceiling light, coving, single panel radiator, two built-in wardrobes, door en-suite.

### En-Suite

Side facing uPVC double glazed window, sink set into vanity unit, shower cubicle, WC, extractor, part tiled walls, ceiling light, coving, double panel radiator.

### Bedroom Two

12' 1" plus wardrobes x 8' 11" ( 3.68m plus wardrobes x 2.72m )

Rear facing uPVC double panel radiator, ceiling light, coving, single panel radiator, built-in double wardrobes.

### Bedroom Three

11' 2" max x 9' 9" narrowing to 6' 6" ( 3.40m max x 2.97m narrowing to 1.98m )

Two front facing uPVC double glazed window, ceiling light, coving, single panel radiator.

### Bedroom Four

9' 9" x 8' 6" max ( 2.97m x 2.59m max )

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

### Bathroom

Side facing uPVC double glazed window, part tiled walls, sink set into vanity unit, WC, panel bath with shower attachment, extractor, ceiling light, coving, single panel radiator.

## Outside Front

To the front of the property there is a large driveway providing off road parking for multiple vehicles, there is also a lawned foregarden with mature trees, shrubs and flowers with steps up to the front door. Gated access to the rear.

## Garage

Up and over door, power, lighting.

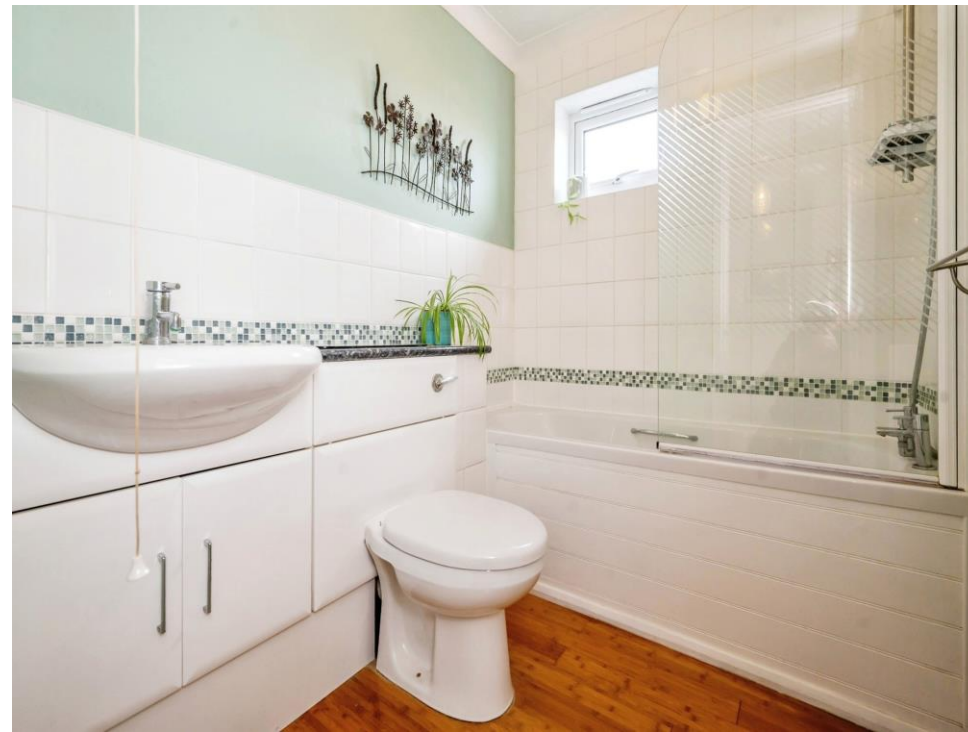
## Outside Rear

To the rear of the property there is an enclosed garden which is mainly laid to lawn with sun terrace and established shrub borders. There is also gated access to the front of the property and cold water tap. Shed and greenhouse.

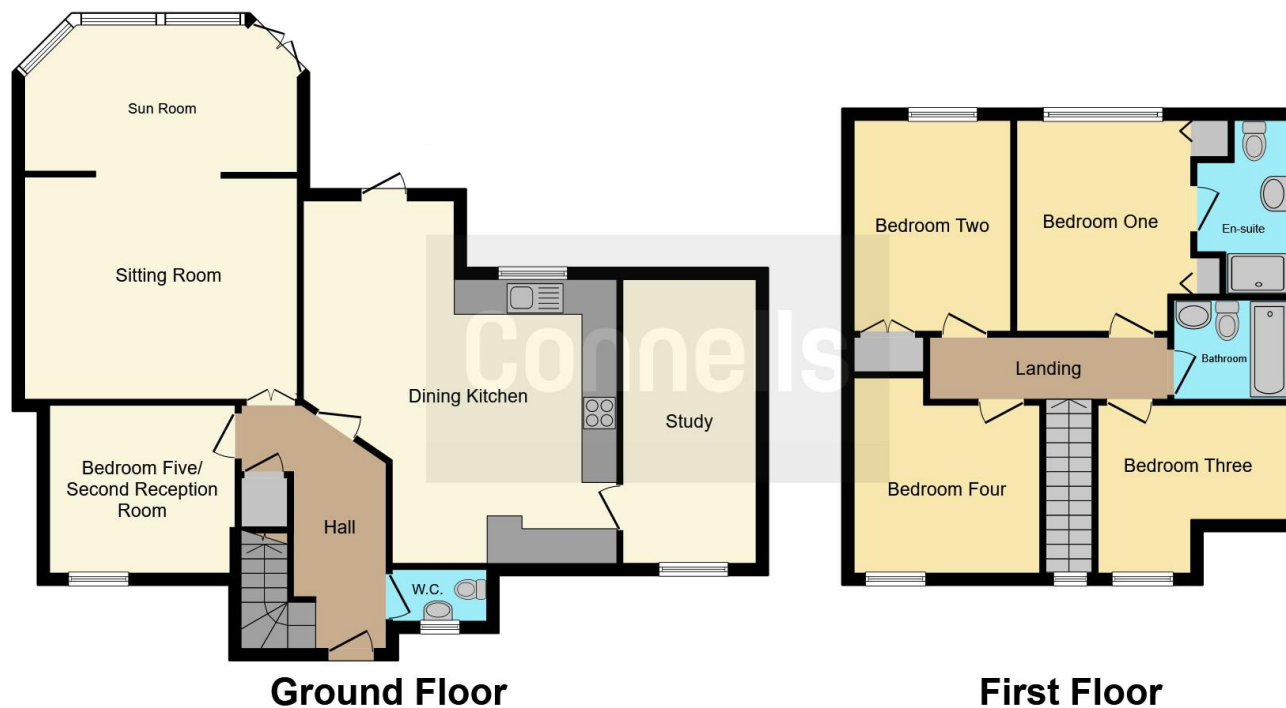
## Services

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

**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/WVL306723](http://connells.co.uk/Property/WVL306723)**

**Directions to this property:**

From the Connells Warndon Villages office turn left onto Mill Wood Drive and then take the first exit on the roundabout onto Woodgreen Drive. At the roundabout take the first exit onto Dugdale Drive, then take the second right onto Fowler Avenue, then turn left onto Pirie Avenue. Take a right onto McCormick Avenue and the property will be on your right hand side.

**EPC Rating: D**

Tenure: Freehold



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Property Ref: WVL306723 - 0003