



Connells

Wharfedale Drive
Heron Grange



Property Description

Connells are pleased to present this three bedroom end of terrace home situated in the popular location of Heron Grange, Warndon Villages! This family home offers modern and contemporary living, open plan kitchen plus three bedrooms and family bathroom! Outside offers great space to both the front and rear with block paved driveway and landscaped rear garden with additional fully functioning garden bar to enjoy.

Location

Within Warndon Villages, there are four distinct "villages" in the development, The Harleys, The Lyppards, The Berkeleys and The Meadows, each with their own subdivisions. Warndon Villages is home to Lyppard Grange Primary School, four nurseries, a Tesco supermarket, community centre and a range of other facilities. Warndon Villages borders the Berkeley Business Park which is home to a range of small businesses as well as being a logistics and distribution hub close to Junction 6 of the M5. The Berkeley Business Park is home to Worcester Bosch (a major local employer), Mazak, Plumb Center and SouthCo.

Accommodation Details

The property comprises of entrance hall, cloakroom, sitting room, open plan kitchen to conservatory, three bedrooms and bathroom.

The property further benefits from having driveway to the front and landscaped rear garden.

Ground Floor

Entrance Hall

Side facing double glazed window, doors to cloakroom, open plan kitchen to conservatory and sitting room.

Cloakroom

WC, wash hand basin.

Sitting Room

14' 1" x 17' 4" (4.29m x 5.28m)

Front and side facing double glazed windows, door to inner hallway, recess spotlights, pendant ceiling light, Oak beamed fireplace with inset gas fire, storage cupboard, part tiled and parque flooring.

Inner Hallway

Stairs to first floor.

Kitchen

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

Archway to conservatory, fitted kitchen with a range of floor mounted units and eye level units, space for double cooker with cooker hood over, space for dishwasher, space for tumble dryer, space and plumbing for washing machine, integrated microwave, single bowl sink drainer unit, wine cooler with wine rack surrounding, tiled splashback, recess spotlights, downlighters, tiled flooring.

Conservatory

12' 6" x 10' 3" (3.81m x 3.12m)

Part brick part uPVC construction, French doors to garden.

First Floor Landing

Doors to all bedrooms and bathroom.

Bedroom One

13' 2" x 9' (4.01m x 2.74m)

Front and side facing double glazed windows, pendant ceiling light, double panel radiator, built-in storage.

Bedroom Two

11' 9" x 9' 1" (3.58m x 2.77m)

Rear and side facing double glazed windows, pendant ceiling light, double panel radiator.

Bedroom Three

9' x 7' (2.74m x 2.13m)

Side facing double glazed window, pendant ceiling light, double panel radiator, access to loft space.

Bathroom

Rear facing double glazed window, Jacuzzi panel bath with shower over and shower screen, vanity wash hand basin with cupboard below, WC inset into unit, tiled walls, tiled flooring.

Outside Front

To the front of the property there is a generous block paved driveway providing off road parking for multiple vehicles with gated access to the rear.

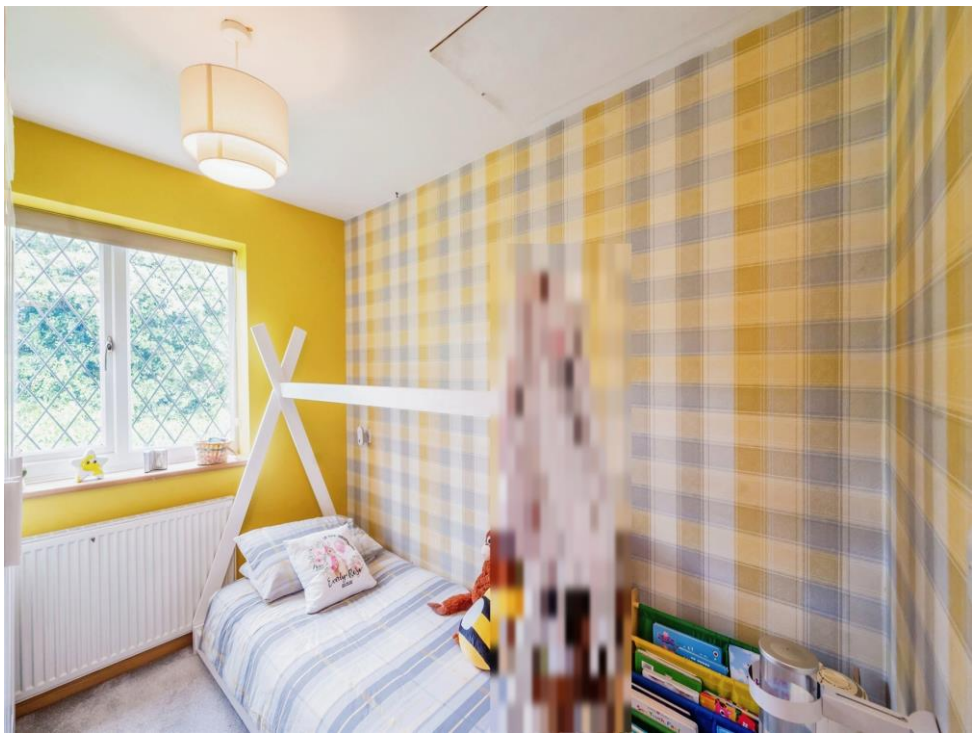
Outside Rear

To the rear of the property there is an enclosed garden which has a patio area with steps leading up to an astro-turfed garden. There is also a constructed fully functioning garden bar with courtesy lighting surrounding.

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

To view this property please contact Connells on

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view this property online connells.co.uk/Property/WVL306636

Directions to this property:

From Connells Warndon Villages office proceed out of Ankerage Green turning left into Mill Wood Drive, at the traffic island turn right into Woodgreen Drive, at the next traffic island turn left into Middle Hollow Drive, pass over the traffic lights take the first left turn into Wharfedale Drive where the property will be located on the right hand side as indicated by the agents "For Sale" board.

EPC Rating: D

Tenure: Freehold



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