



**Connells**

Bramble Gardens  
Worcester



## Property Description

A well-presented secluded detached home situated within walking distance to the hospital, City centre and close access to the motorway.

This home offers ample living accommodation with open plan sitting/ dining room, kitchen through to utility room, downstairs study, cloakroom! Upstairs offers three spacious double bedrooms and one single room, bedroom one also equipped with en-suite shower room plus family bathroom!

Outside to the front there is a driveway plus access to the double garage and the rear of the property there is a generous laid to lawn garden.

## 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, cloakroom, study, open plan sitting/ dining room, kitchen, utility room, bedroom one with en-suite, three further bedrooms and bathroom.

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

## Entrance Hall

Doors to study, cloakroom, kitchen and sitting/ dining room. Stairs to first floor, understairs cupboard, pendant ceiling light, double panel radiator.

## Cloakroom

Front facing opaque window, wall-mounted wash hand basin with tiled splashback, WC, pendant ceiling light, single panel radiator.

## Study

11' 4" x 8' 8" max ( 3.45m x 2.64m max )

Front and side facing windows, pendant ceiling light, single panel radiator.

## Open Plan Sitting/ Dining Room

25' 6" max x 12' 8" max ( 7.77m max x 3.86m max )

## Sitting Area

16' x 12' 8" ( 4.88m x 3.86m )

Rear facing window, sliding patio door to garden, archway to dining area, pendant ceiling light, double panel radiator, Adam style fireplace with inset gas fire.

## Dining Area

9' 10" x 9' 1" ( 3.00m x 2.77m )

Rear facing window, pendant ceiling light, single panel radiator.

## Kitchen

17' 7" max x 9' 1" ( 5.36m max x 2.77m )

Front facing window, door to utility room, door to dining area. Fitted kitchen with a range of floor mounted and eye level units, electric double oven, four ring gas hob with cookerhood over, tiled splashback, single sink drainer unit, ceiling light with spotlights, space for dishwasher, space for under counter fridge freezer, space for breakfast table.

## Utility Room

4' 10" x 5' 10" ( 1.47m x 1.78m )

Side door to garden, range of floor mounted units, sink drainer unit, tiled splashback, wall mounted boiler, space and plumbing for washing machine, space for tumble dryer, ceiling light, single panel radiator.

## First Floor Landing

Side facing window, doors to all bedrooms and bathroom, pendant ceiling light, airing cupboard with slatted shelving.

## Bedroom One

15' 4" into wardrobe x 9' 11" ( 4.67m into wardrobe x 3.02m )

Two rear facing windows, door to en-suite, pendant ceiling light, single panel radiator, built-in double wardrobes.

## En-Suite

Side facing opaque glazed window, walk-in double shower, vanity wash hand basin with mirror above, WC, extractor fan, recess spotlights, chrome heated towel rail, lino flooring.

## Bedroom Two

12' 2" into wardrobe x 11' 5" ( 3.71m into wardrobe x 3.48m )

Front facing window, pendant ceiling light, single panel radiator, built-in double wardrobe, built-in single wardrobe.

## Bedroom Three

9' 11" x 10' ( 3.02m x 3.05m )

Rear facing window, pendant ceiling light, single panel radiator, storage cupboard.

## Bedroom Four

8' 5" x 7' 1" ( 2.57m x 2.16m )

Front facing window, pendant ceiling light, single panel radiator.

## Bathroom

Front facing opaque glazed window, panel bath, shower cubicle, vanity wash hand basin, WC, recess spotlights, chrome heated towel rail.

## Outside Front

To the front of the property there is a block paved driveway providing off road parking for multiple vehicles, foregarden with mature shrubs and trees, pathway to the front door and access to the garage and gated access to the rear.

## Double Garage

17' 1" x 17' 5" ( 5.21m x 5.31m )

Two up and over doors, power, lighting, side personal door.

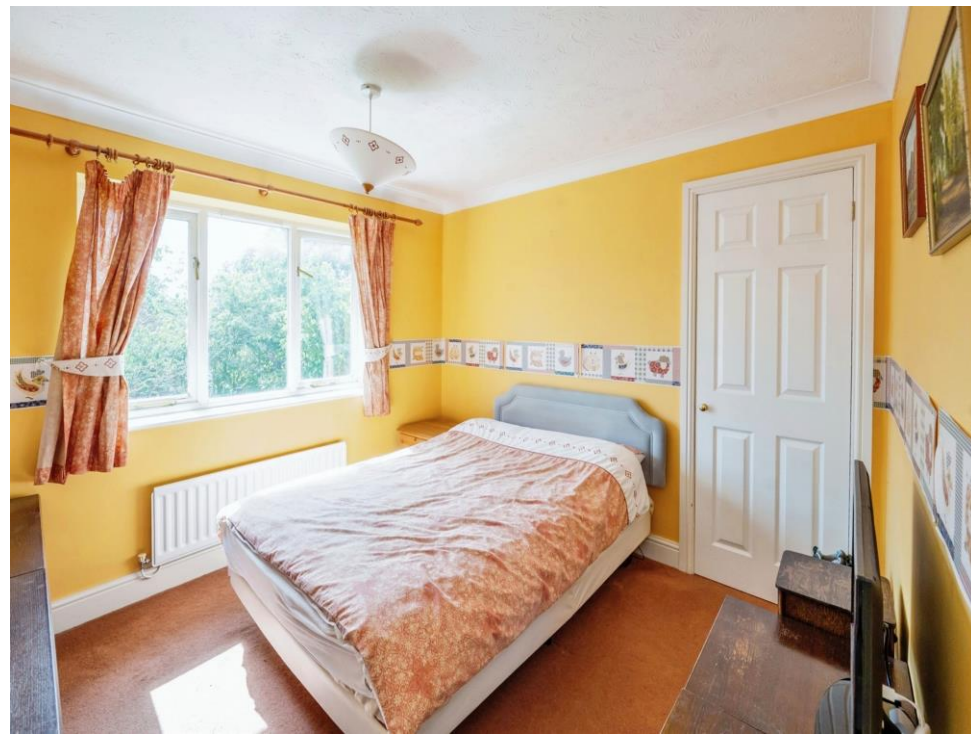
## Outside Rear

To the rear of the property there is an enclosed garden which is mainly laid to lawn with borders of shrubs and wild flowers, patio area, cold water tap and gated access to the front.

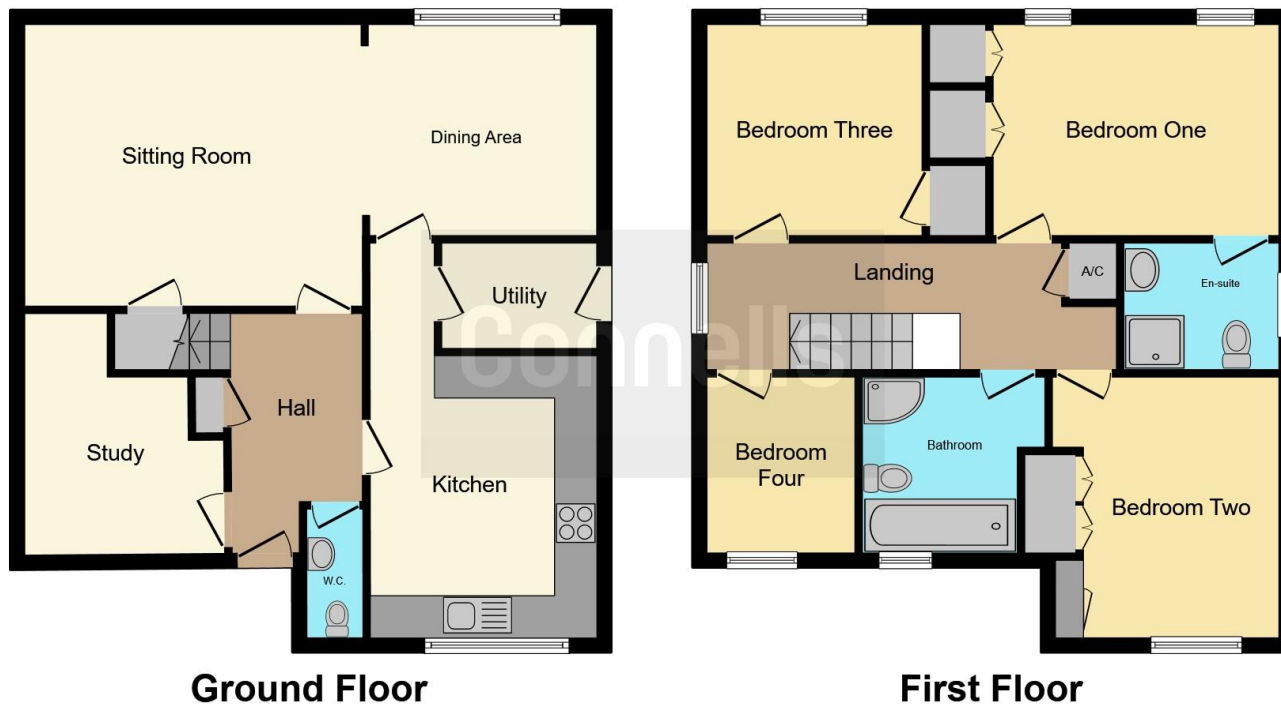
## Services

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/WVL306461](http://connells.co.uk/Property/WVL306461)**

**Directions to this property:**

From the Connells Warndon Villages office, turn left onto Mill Wood Drive and at the roundabout take the first exit onto Woodgreen Drive. Go straight over the next roundabout and then take the third exit off the roundabout onto Newtown Road. Turn right onto Leopard Rise and then following the road round to the left onto Copsewood Avenue, then take a left onto Bramble Gardens, the property will be on your left hand side.

**EPC Rating: C**

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: WVL306461 - 0004