



Connells

Crickley Drive
Worcester



Property Description

Connells are pleased to present this well-presented semi-detached home offering generous sitting room, dining kitchen, conservatory, two double bedrooms plus a single bedroom, there is also refreshed bathroom and separate WC.

Outside offers a generous driveway providing parking for multiple vehicles and enclosed rear garden with decked seating area.

Location

The area of Warndon has access to local amenities which include doctors, library, local shops, take aways, beauty salons and Sainsburys. The area also has access to Elgar retail park with outlets such as Homebase, Home Sense, Next, Argos, Halfords and M&S Food.

There is easy access to transport links with bus routes, junction 6 of the M5. There is within close reach, Industrial areas with employers such as Mazak, GTech and Worcester Bosch.

Accommodation Details

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

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

Ground Floor

Entrance Hall

Doors to sitting room and dining kitchen, stairs to first floor, spotlights.

Sitting Room

11' 5" x 18' 10" (3.48m x 5.74m)
Front facing double glazed window, rear facing sliding patio door to conservatory, two pendant ceiling lights, two double panel radiators.

Dining Kitchen

18' 9" x 11' 2" (5.71m x 3.40m)
Front and rear facing double glazed windows, door to conservatory, fitted kitchen with a range of floor and eye level units, single bowl sink drainer unit, space for cooker, wall mounted boiler, space for fridge/freezer, tiled splashback, understairs storage cupboard, two pendant ceiling lights, two double panel radiators, tiled flooring.

Conservatory

8' 5" x 22' 10" (2.57m x 6.96m)
Two Rear facing double glazed windows, door to rear garden, radiator.

First Floor Landing

Doors to all bedrooms, bathroom and WC. Airing cupboard.

Bedroom One

10' 7" x 11' 6" (3.23m x 3.51m)
Front facing double glazed window, pendant ceiling light, double panel radiator, single built in wardrobe.

Bedroom Two

8' x 12' 7" (2.44m x 3.84m)
Front facing double glazed window, pendant ceiling light, double panel radiator, single built in wardrobe.

Bedroom Three

7' 11" x 7' 11" (2.41m x 2.41m)
Rear facing double glazed window, pendant ceiling light, double panel radiator, single built in wardrobe.

Bathroom

Rear facing obscure double glazed window, panel bath with electric shower over, pedestal wash hand basin, chrome ladder style towel rail, tiled splashback.

Wc

Rear facing obscure double glazed window, WC.

Outside Front

To the front of the property there is a generous block paved driveway providing off road parking for multiple vehicles, step up to the front door, gated side access.

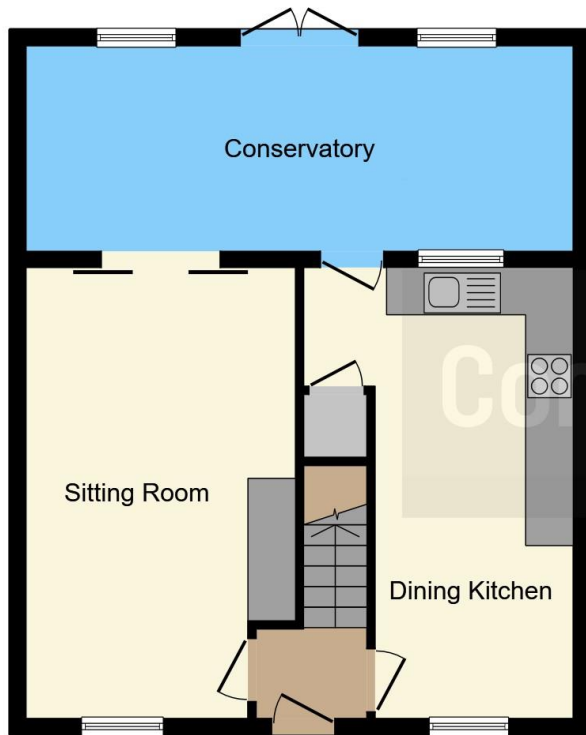
Outside Rear

To the rear of the property there is an enclosed garden which has steps up to a mainly laid to lawn area with decked seating area, large garden shed, gated side access.

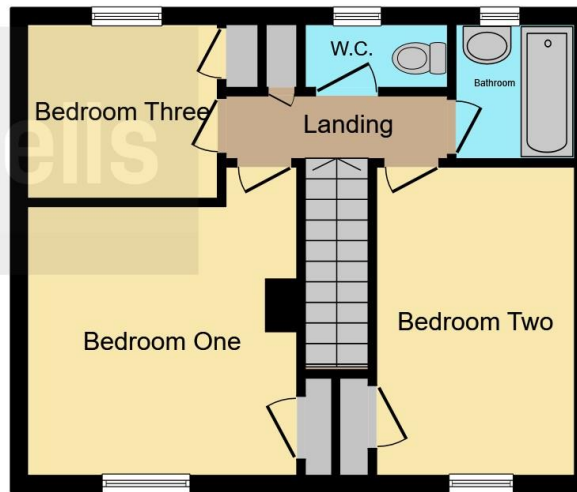
Services

All mains are connected to the property.





Ground Floor



First Floor

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/WVL306697

Directions to this property:

From Connells Warndon Villages proceed out of Ankerage Green, left to Milwood Drive, right at the island onto Woodgreen Drive, left at the next traffic island onto the Tolladine Road, right at the traffic lights. Continue onto Windermere drive turning right into Cranham Drive, left into Crickley Drive where the property will be located on the left hand side as indicated by the for sale board.

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.

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