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Connells

Grove Field
Wall Meadow



Property Description

Connells are pleased to present this pleasant terraced home offering sitting room, kitchen, two bedrooms and bathroom situated in the sought-after location of Wall Meadow. The property further benefits from having a driveway to the front and enclosed rear garden. This home is also offered with no onward chain!

Location

This property is located in the Meadows, which is one of the four areas that make up Warndon Villages.

The Meadows comprises of several sub sections, this property is located in Wall Meadow which boasts a variety of local amenities such as; a shopping area with Tesco's express, hairdressers, vets and children's nursery.

For eating out there is the Barn Owl pub or if you fancy a night in there are several take-aways to choose from. For those looking for a quick bite while on the move, there is a Subway and Greggs.

Accommodation Details

The property comprises of entrance hall, sitting room, kitchen, two bedrooms and bathroom.

The property further benefits from having driveway with off road parking and enclosed rear garden.

Ground Floor

Entrance Hall

Door to sitting room, stairs to first floor.

Sitting Room

14' 7" x 9' 5" (4.45m x 2.87m)

Front facing double glazed window, door to kitchen, pendant ceiling light, single panel radiator, smoke detector, feature fireplace.

Kitchen

7' 8" x 12' 4" (2.34m x 3.76m)

Rear facing double glazed window, door to garden, fitted kitchen with a range of floor and eye level units, single bowl sink drainer unit, electric oven, four ring gas hob with cooker hood over, wall mounted boiler, tiled splashback, space for under counter fridge, ceiling light with spotlights, radiator.

First Floor Landing

Doors to both bedrooms and bathroom.

Bedroom One

9' 1" x 12' 4" (2.77m x 3.76m)

Front facing double glazed bay window, pendant ceiling light, single panel radiator, fitted wardrobes.

Bedroom Two

11' 1" x 7' 5" (3.38m x 2.26m)

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

Bathroom

Rear facing obscure glazed window, WC, pedestal wash hand basin, panel bath with shower over, tiled splashback, ceiling light, radiator.

Outside Front

To the front of the property there is a block paved shared driveway offering off road parking with pathway to the front door.

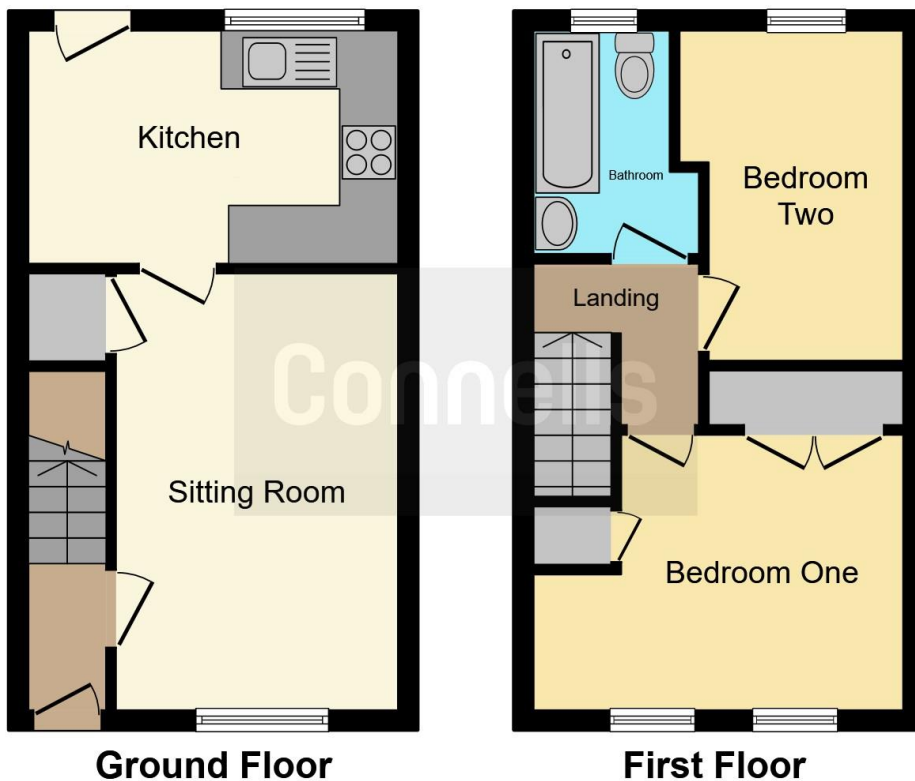
Outside Rear

To the rear of the property there is an enclosed garden which is mainly laid to lawn plus small patio area with garden shed.

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/WVL306731

Directions to this property:

From the Connells Warndon Villages office from Ankerage Green turn right onto Mill Wood Dr, follow the road to the junction and turn left onto Plantation Dr. At the roundabout take the third exit onto Woodgreen Dr and proceed over the next roundabout, follow the road for a little while and turn left onto Homestead Ave. Follow the road round and take the second left onto Grove Fd, the property will be located on the right as denoted by our Connells '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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