



Connells

Portefields Road
Worcester



Property Description

Connells are delighted to offer this beautifully presented semi-detached home situated close to City Centre and local amenities. This three bedroom home offers spacious and versatile living accommodation plus downstairs cloakroom, family bathroom and enclosed rear garden!

Location

This home is situated in the area of Tolladine, which offers a variety of amenities including shops, take aways and bus routes. It gives access to Worcester City Centre and rail links from Shrub Hill Station and Foregate Street Station. There are Primary Schools with Hollymount School within easy reach and secondary school being Tudor Grange Academy.

Junction 6 of the M5 is approximately 2miles away, giving access to the North and South. Also close to Blackpole industrial park with Mazak and Worcester Bosch within easy access.

Accommodation Details

The property comprises of entrance hall, cloakroom, sitting room, kitchen, three bedrooms and family bathroom. Outside further offers enclosed rear garden.

Ground Floor

Entrance Hall

Door to sitting room, stairs to first floor, ceiling light, double panel radiator, tiled flooring.

Sitting Room

13' 4" x 11' 4" (4.06m x 3.45m)

Two front facing uPVC double glazed windows, door to storage cupboard, door to dining kitchen, feature Adam style fireplace, double panel radiator, wooden laminate flooring.

Kitchen

8' 2" x 12' 1" (2.49m x 3.68m)

Two rear facing uPVC double glazed windows, fitted kitchen with range of eye level and floor mounted units, space for fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher, single sink drainer unit, recess spotlights, ceramic tiled flooring.

First Floor Landing

Side facing uPVC double glazed window, ceiling light, smoke detector, access to loft space, doors to all bedrooms and bathroom.

Bedroom One

12' 4" x 8' 2" (3.76m x 2.49m)

Two rear facing uPVC double glazed windows, ceiling light, double panel radiator.

Bedroom Two

11' 4" x 9' 1" (3.45m x 2.77m)

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

Bedroom Three

8' 5" x 8' 5" (2.57m x 2.57m)

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

Bathroom

Side facing uPVC double glazed window, shower cubicle, wash hand basin inset into wall mounted vanity unit, WC, bath, chrome ladder style radiator, fully tiled walls.

Outside Front

To the front of the property there is steps down to a paved patio area and access to the front door, gated access to the rear.

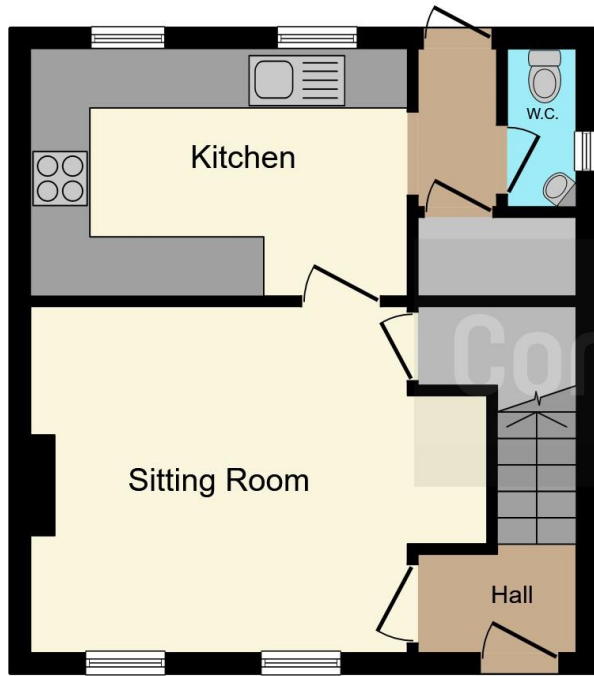
Outside Rear

To the rear of the property there is an enclosed garden which is mainly laid to lawn with established shrubs. There is also a sunterrace, two sheds, courtesy lighting, cold water tap and gated access to the front of the property.

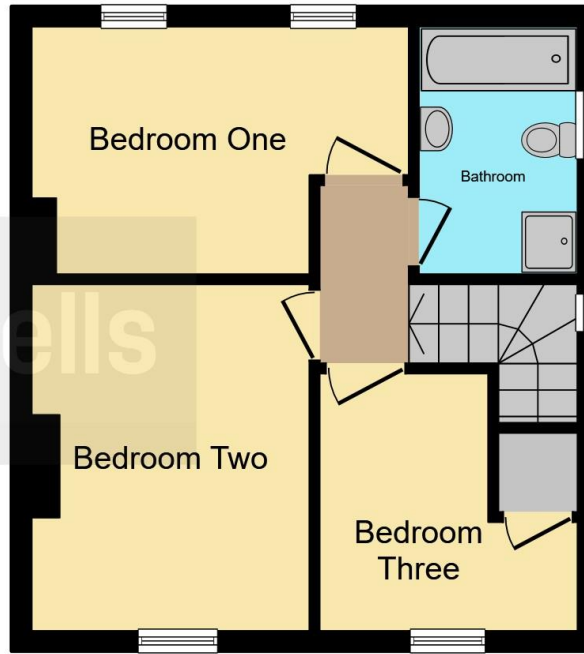
Services

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

T 01905 724555
E warndonvillages@connells.co.uk

Ankerage Green
 WORCESTER WR4 0DZ

view this property online connells.co.uk/Property/WVL306805

Directions to this property:

From the Connells Warndon Villages office turn left onto Mill Wood Drive then at the roundabout take the third exit onto Woodgreen Drive. At the next roundabout take the first exit onto Middle Hollow Drive which leads onto Tolladine Road, follow the road for sometime and then take a right turn onto Portefields Road. The property will be located on your left hand side.

EPC Rating: D

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVL306805 - 0004