



Connells

Oak Tree Crescent
Worcester



Property Description

A detached family home situated close to amenities, Worcester City Centre and transport links. The property has hall, sitting room, dining kitchen, cloakroom. There are four bedrooms, an en-suite and family bathroom. There are gardens to the front and rear, garage and off road parking. There are benefits of NHBC remaining, uPVC double glazing and gas fired central heating.

Location

This family home is situated close to Worcester Royal Hospital, transport links and local amenities and Worcester City Centre. The City 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.

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, sitting room, dining kitchen, bedroom one with en-suite, three further bedrooms and family bathroom.

Outside there is a foregarden and driveway leading to a garage and a rear garden.

Ground Floor

Entrance Hall

Having ceiling light, radiator, stairs to first floor, door to cloakroom, door to sitting room and kitchen, understairs cupboard.

Cloakroom

Wash hand basin, WC, two spotlights, radiator.

Sitting Room

18' 9" x 12' 1" (5.71m x 3.68m)
Rear facing French doors to garden, two ceiling lights, radiator, storage cupboard.

Dining Kitchen

14' 1" x 11' 11" (4.29m x 3.63m)
Front facing double glazed window, fitted kitchen with a range of eye level units with under lighting, floor mounted units, gas hob with cooker hood over, integrated double oven, integrated dishwasher, integrated fridge/ freezer, integrated washing machine, spot lights, radiator.

First Floor Landing

Side facing uPVC double glazed window, ceiling light, doors to bedrooms and bathroom.

Bedroom One

11' 10" x 10' 9" (3.61m x 3.28m)
Front facing double glazed window, door to en-suite, radiator, television aerial point.

En-Suite

Double walk-in shower cubicle, wash hand basin, WC, recess spot lights, part tiled walls, radiator.

Bedroom Two

11' 7" x 9' 3" (3.53m x 2.82m)

Rear facing uPVC double glazed window, ceiling light, radiator.

Bedroom Three

9' 3" x 8' 3" (2.82m x 2.51m)

Rear facing uPVC double glazed window, ceiling light, radiator.

Bedroom Four

7' 9" x 7' 4" (2.36m x 2.24m)

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

Bathroom

Suite comprising bath, WC, wash hand basin, part tiled walls, radiator.

Outside Front

A foregarden with a pathway to the front door and driveway with access to the garage.

Garage

Up and over garage door, power.

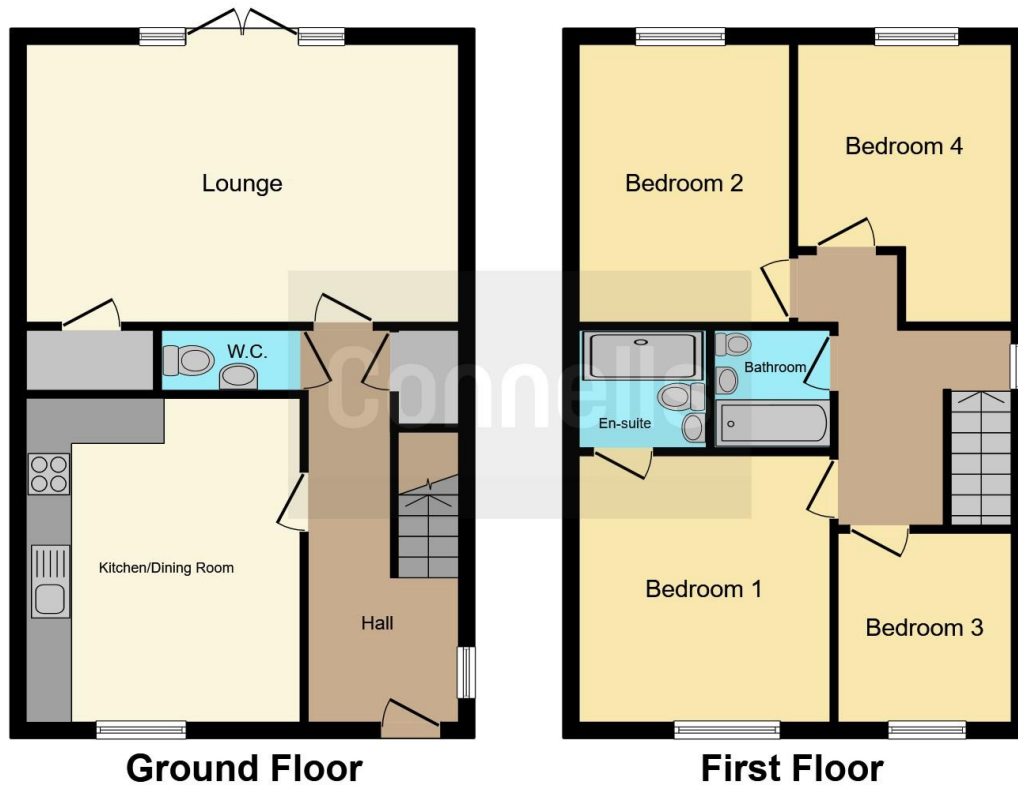
Outside Rear

An enclosed rear garden with sun terrace and laid to lawn, there is access to the front, cold water tap.

Services

All services are connected.





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

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Directions to this property:

From Warndon Villages office turn left onto Mill Wood Drive and at the roundabout turn left on Wood Green Drive. At the second roundabout turn right to Newtown Road, continue for some time and turn left at the traffic lights turn left onto Williamson Road and into Oak Tree Crescent.

EPC Rating: B

Tenure: Freehold



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