



Connells

Ronkswood Hill  
Worcester





## Property Description

An extended family home situated close to Worcester City Centre, transport links and local amenities.

The property has hall, sitting room, dining room, kitchen, utility/cloakroom. There are three bedrooms and family bathroom. There is off road parking to the front and a rear garden with more parking and garage to the rear.

The property benefits from gas fired central heating and uPVC double glazing.

## 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/ utility room, sitting room, dining room, kitchen, all bedrooms and bathroom.

The property further benefits from having a driveway offering off road parking, enclosed rear garden and single garage.

## Ground Floor

### Entrance Hall

Stairs to first floor, understairs storage, smoke detector, recess spotlights, single panel radiator, tiled flooring. Doors to cloakroom/ utility room, sitting room and dining room.

### Cloakroom/ Utility Room

Side facing uPVC double glazed window, work surface with floor mounted units, plumbing for washing machine, wall mounted boiler, WC, chrome ladder style radiator, ceramic tiled flooring.

### Sitting Room

9' 9" into recess x 12' 11" into bay window ( 2.97m into recess x 3.94m into bay window )

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

### Dining Room

11' 4" x 9' 11" ( 3.45m x 3.02m )  
Ceiling light, single panel radiator, archway to kitchen, tiled flooring.

## Kitchen

14' 8" x 8' 7" ( 4.47m x 2.62m )

Rear facing uPVC double glazed window, two uPVC sky light windows, uPVC french doors into the garden, stainless steel single sink drainer unit with mixer tap, stainless steel single electric oven, five ring gas hob with stainless steel chimney cooker hood, space and plumbing for dishwasher, space for fridge/ freezer, eye level units, floor mounted units, recess spotlights, tiled flooring.

## First Floor Landing

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

## Bedroom One

9' 9" into recess x 13' 3" into bay window ( 2.97m into recess x 4.04m into bay window )

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

## Bedroom Two

11' 5" x 9' 10" ( 3.48m x 3.00m )

Rear facing uPVC double glazed window, ceiling light, single panel radiator, laminate flooring.

## Bedroom Three

6' 10" x 6' 6" ( 2.08m x 1.98m )

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

## Bathroom

Rear facing uPVC double glazed window, white suite, bath with shower over, WC and wash hand basin set into vanity unit, part tiled walls, chrome ladder style radiator, recess spotlights.

## Outside Front

To the front of the property there is a bloc paved driveway, gated access to rear.

## Garage

Up and over door.

## Outside Rear

To the rear of the property there is a laid to lawn, patio area, cold water tap, gated access to front, pathway to gate leading to off road parking and garage.

## Services

All mains services are connected to the property.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/WVL306837](http://connells.co.uk/Property/WVL306837)**

**Directions to this property:**

From the Warndon Villages office turn left onto Ankerage Green, Turn left onto Mill Wood Dr, At the roundabout, take the 1st exit onto Woodgreen Dr/B4638, Go through 1 roundabout, At the roundabout, take the 3rd exit onto Newtown Rd/B4636, Turn right onto Ronkswood Hill and then right again continuing on Ronkswood Hill, the property will be on the left hand side as indicated by our Connells 'For Sale' board.

**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.

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