







## Property Description

Connells are delighted to present this beautiful end of terrace home offering dining kitchen, sitting room, conservatory, bedroom one with shower room, second bedroom and bathroom. The property further benefits from having allocated parking for one vehicle and enclosed rear garden.

## Location

Within Warndon Villages, there are four distinct "villages" in the development, The Harleys which is in close proximity to Worcester Royal Hospital, The Lyppards, The Berkeleys and The Meadows, each with their own subdivisions. Warndon Villages is home to Lyppard Grange Primary School, four nurseries, a Tesco supermarket, community centre and a range of other facilities. Warndon Villages borders the Berkeley Business Park which is home to a range of small businesses as well as being a logistics and distribution hub close to Junction 6 of the M5. The Berkeley Business Park is home to Worcester Bosch (a major local employer), Mazak, Plumb Center and SouthCo.

## Accommodation Details

The property comprises of canopy entrance, entrance hall, dining kitchen, sitting room, conservatory, bedroom one with shower room, bedroom two and bathroom.

The property further benefits from having gas fired central heating, double glazing, allocated parking for one vehicle and enclosed rear garden.

## Ground Floor

### Entrance Hall

Pendent ceiling light, single panel radiator, tiled flooring, telephone point and door leading to dining kitchen.

## Dining Kitchen

12' 6" x 12' ( 3.81m x 3.66m )

Front facing double glazed window, stainless steel single bowl sink drainer unit with cupboard below, part tiled walls. Built in oven and hob, space and plumbing washing machine, range of eye level units, range of floor mounted units, tiled flooring. wall mounted boiler, ceiling light, door leading to sitting room.

## Sitting Room

14' 2" max x 12' ( 4.32m max x 3.66m )

Rear facing double glazed sliding patio door leading to conservatory, feature fireplace with hearth, mounted gas fire, telephone point, TV aerial point, double panel radiator, pendant ceiling light and stairs leading to first floor.

## Conservatory

Part brick part uPVC construction, rear facing patio doors to garden, wooden laminate flooring.

## First Floor Landing

Doors leading to both bedrooms and bathroom, pendant ceiling light, access to loft space.

## Bedroom One

12' x 10' plus door recess ( 3.66m x 3.05m plus door recess )

Front facing uPVC double glazed window, pendant ceiling light, single panel radiator, fitted wardrobes with mirrored doors, archway to shower room.

## Shower Room

Shower cubicle with shower over, vanity wash hand basin with double cupboard below, part tiled walls, ceiling light and extractor fan.

## Bedroom Two

9' 10" x 6' 2" ( 3.00m x 1.88m )

Rear facing double glazed window, pendant ceiling light, single panel radiator, airing cupboard containing cylinder and slatted shelving.

## Bathroom

Rear facing opaque double glazed window, panel bath, low level wc, pedestal wash hand basin, ceiling light, part tiled walls, single panel radiator, extractor fan,

## Outside Front

To the front of the property there is a gravelled foregarden with leads to the side of the property. Step up to canopy entrance and courtesy lighting.

## Outside Rear

To the rear of the property there is an enclosed garden with patio seating area and steps up to a laid to lawn area with shrub and flower borders, gated front and rear access.

## Services

All mains services 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](http://www.focalagent.com)

To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/WVL306677](http://connells.co.uk/Property/WVL306677)**

#### Directions to this property:

From Connells Warndon Villages Office proceed out of Ankerage Green turning left into Millwood Drive, at the traffic island turn left into Woodgreen Drive, continue along Woodgreen Drive turning left at the next traffic island into Dugdale Drive, continue along Dugdale Drive turning right into Haines Avenue and then left into Fiskin Lane where the property will be located on the left hand side as indicated by the Connells 'For Sale' board.

**EPC Rating: C**



Tenure: Freehold



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