



**Connells**

Saltwood Avenue  
Berkeley Alford



## Property Description

Connells are delighted to present this one bedroom home offering sitting room, kitchen, bedroom and shower room. There is also an enclosed low maintenance rear garden, allocated parking for one vehicle and is offered with no onward chain!

Situated in the sought-after residential area of Berkeley Alford, Warndon Villages this property is within walking distance to local shops, nurseries and schools plus restaurants and takeaways!

## Location

The Berkeley's are one of four villages that make up Warndon Villages, and is named after the owners of the Spetchley estate. With fantastic local amenities such as a Tesco express, several takeaways, hairdressers, vets and children's nursery this area is perfect for families. Close by is the Barn Owl pub, the Three Pears and a Travel Lodge. The Berkeley's is also home to St Nicholas Church and an Evangelical Church.

This property is located in Berkeley Alford, an area within the main Berkeley village. Schools catchment is fantastic with the local primary being Oasis Academy and secondary school being Tudor Grange. Both of these schools have been voted good by Ofsted.

The area also provides local bus routes to the Lyppard Centre, Worcester City Centre and Blackpole trading estate. The M5 motorway, junction 6, is just over a mile from the area giving easy access to the areas surrounding Worcestershire.

## Accommodation Details

The property comprises of entrance hall, sitting room, kitchen, bedroom, shower room.

The property further benefits from having enclosed rear garden and allocated parking for one vehicle.

## Ground Floor

### Entrance Porch

Canopy entrance porch, part glazed door to entrance hall.

### Entrance Hall

Door to sitting room and kitchen, ceiling light, single panel radiator, thermostat, telephone socket, fusebox.

### Sitting Room

18' x 11' 5" ( 5.49m x 3.48m )  
Rear facing patio door to garden, stairs to first floor, ceiling light, two wall lights, gas fire, radiator.

### Kitchen

8' x 7' 8" ( 2.44m x 2.34m )  
Front facing window, fitted kitchen with a range of floor mounted and eye level units, four ring gas hob with cooker hood over, electric oven, single stainless steel sink drainer unit, wall mounted boiler, tiled splashback, tiled flooring.

### First Floor Landing

Mezzanine landing to bedroom.

### Bedroom One

11' 3" x 11' 8" ( 3.43m x 3.56m )  
Front facing window, ceiling light, access to loft hatch, built in wardrobe, radiator, door to shower room.

### Shower Room

Part tiled walls, electric shower, WC, pedestal wash hand basin, towel rail, radiator.

### Outside Front

To the front of the property there is a paved pathway to the front door.

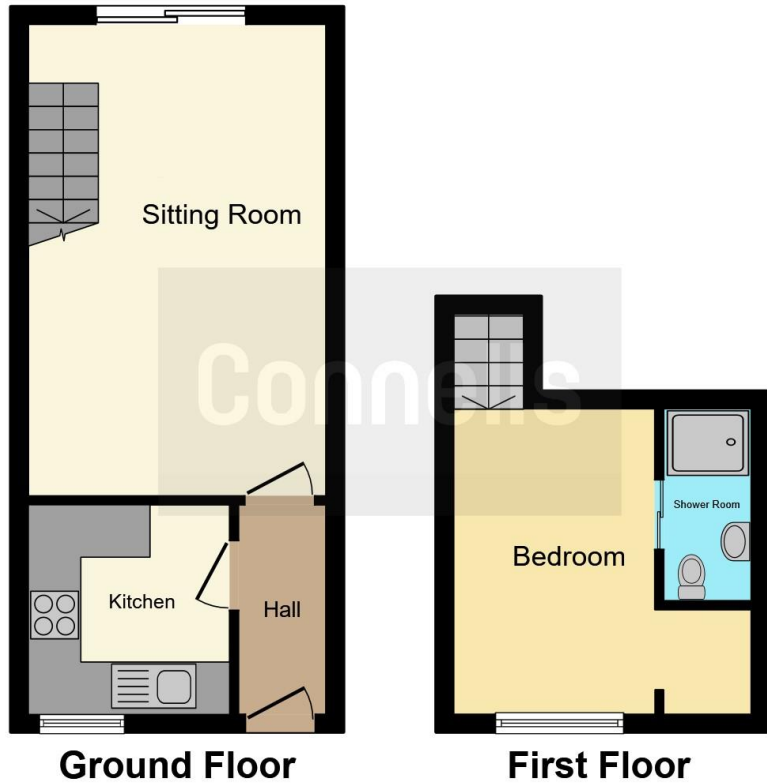
### Outside Rear

To the rear of the property there is a low maintenance garden with gravelled area, garden shed and rear gated access.

### 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](http://www.focalagent.com)

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**view this property online [connells.co.uk/Property/WVL306807](http://connells.co.uk/Property/WVL306807)**

**Directions to this property:**

From the Connells Warndon Villages office turn right onto Mill Wood Drive and follow the road down to the junction, turn left onto Plantation Drive and then take the third exit on the roundabout onto Woodgreen Drive. At the next roundabout take the third exit onto Hastings Drive and then the first left onto Saltwood Avenue, the property will be located on your right hand side.

**EPC Rating: Awaited**



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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