



**Connells**

Solent Road  
Worcester



## Property Description

Connells are pleased to present this three bedroom semi-detached home situated within close proximity to the City Centre, shops, doctors and train station making it a very convenient location for all. The property benefits from having ample outside space with gardens to the front and rear plus driveway providing off road parking.

This property is offered with on onward chain!

## 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.

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, sitting room, dining room, kitchen, three bedrooms and family bathroom.

The property further benefits from having workshop, driveway and enclosed rear garden.

## Ground Floor

### Entrance Hall

Side facing uPVC double glazed window, doors to sitting room and kitchen, ceiling light, double panel radiator.

### Sitting Room

11' 6" x 13' 4" ( 3.51m x 4.06m )  
Front facing uPVC double glazed window, door to dining room, ceiling light, wall mounted fire, picture rail.

### Dining Room

11' 6" x 10' 4" ( 3.51m x 3.15m )  
Rear facing uPVC patio doors to garden, door to kitchen, ceiling light, double panel radiator, storage cupboard.

### Kitchen

5' 5" x 13' ( 1.65m x 3.96m )  
Side facing uPVC double glazed window, door to outer lobby, fitted kitchen with a range of floor mounted and eye level units, single stainless steel sink drainer unit, space for cooker, space for fridge, tiled splashback, ceiling light.

### Workshop

Rear and side facing uPVC double glazed windows.

### First Floor Landing

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

### Bedroom One

12' 3" x 10' 2" min ( 3.73m x 3.10m min )  
Front facing uPVC double glazed window, ceiling light, double panel radiator.

### **Bedroom Two**

10' 2" min plus wardrobes x 10' 11" ( 3.10m min plus wardrobes x 3.33m )

Rear facing uPVC double glazed window, ceiling light, double panel radiator, double storage cupboard.

### **Bedroom Three**

7' 5" x 9' 1" ( 2.26m x 2.77m )

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

### **Bathroom**

Front facing uPVC double glazed window, white suite with bath, WC, wash hand basin inset into vanity unit, part tiled walls, ceiling light, double panel radiator.

### **Outside Front**

To the front of the property there are double iron gates leading to a driveway providing off road parking for multiple vehicles, foregarden which is laid to lawn.

### **Outside Rear**

To the rear of the property there is an enclosed garden which is mainly laid to lawn with gated access to the front and cold water tap.

### **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)



To view this property please contact Connells on

**T 01905 724555**  
**E [warndonvillages@connells.co.uk](mailto:warndonvillages@connells.co.uk)**

Ankerage Green  
 WORCESTER WR4 0DZ

**view this property online [connells.co.uk/Property/WVL306814](http://connells.co.uk/Property/WVL306814)**

**Directions to this property:**

From the Connells Warndon Villages office turn left onto Mill Wood Drive and at the roundabout take the first exit onto Woodgreen Drive. Go straight over the next roundabout and then take the third exit onto Newtown Road, continue for some time and then turn left onto Trent Road. Take a right onto Solent Road and the property will be 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.

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVL306814 - 0003