



Connells

Canterbury Road
Worcester



Property Description

Connells are pleased to present this semi-detached home situated close to local amenities, City Centre and the Hospital making this a convenient location for all. This property offers two reception rooms, kitchen with utility room, two bedrooms plus driveway to the front providing off road parking and enclosed rear garden.

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, utility room, outbuilding, two bedrooms, WC, bathroom, converted loft.

The property further benefits from having driveway to the front, enclosed rear garden and gas fired central heating.

Ground Floor

Entrance Hall

Doors to sitting room and kitchen, stairs to first floor, ceiling light, radiator.

Sitting Room

17' 4" x 10' 9" (5.28m x 3.28m)
Front facing bay window, ceiling light, radiator, Marble fireplace, wall mounted boiler.

Dining Room

8' 6" x 8' 10" (2.59m x 2.69m)
Rear facing window, ceiling light, radiator.

Kitchen

7' 10" x 12' 7" (2.39m x 3.84m)
Side facing window, fitted kitchen with a range of floor mounted and eye level units, built-in double oven, four ring hob, ceramic sink drainer unit, pantry, ceiling light.

Utility Room

5' 5" x 6' 2" (1.65m x 1.88m)
Side facing window, door to outside, space for washing machine, ceiling light.

Outbuilding

Built onto the rear of the property, rear facing window.

First Floor Landing

Doors to both bedrooms, WC and bathroom, side facing window.

Bedroom One

12' 1" x 13' 9" (3.68m x 4.19m)
Two front facing windows, ceiling light, radiator, fitted wardrobe, overhead units.

Bedroom Two

10' 8" x 11' 4" (3.25m x 3.45m)

Rear facing window, ceiling light, radiator, fitted wardrobe.

Wc

Side facing window, ceiling light, WC.

Bathroom

Side facing window, bath with shower over, wash hand basin, ceiling light, radiator.

Converted Loft

16' 8" x 11' (5.08m x 3.35m)

Rear facing Velux window, ceiling light, radiator, power points, two cubby holes.

Outside Front

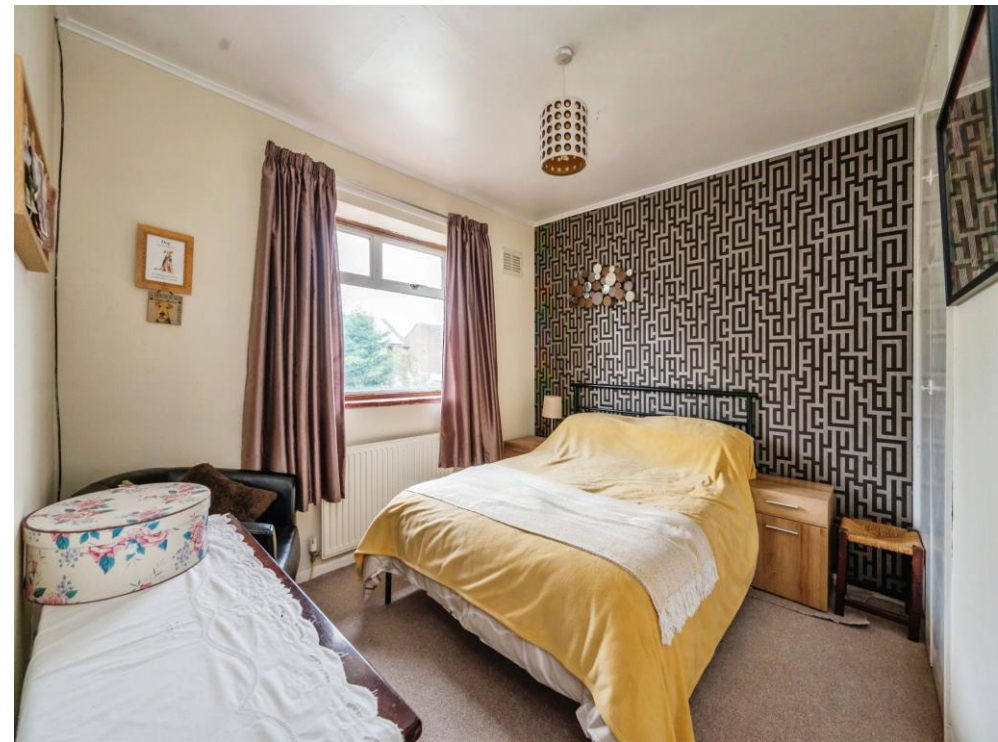
To the front of the property there is a gravelled driveway providing off road parking for multiple vehicles, access to front door.

Outside Rear

To the rear of the property there is an enclosed garden with patio area, laid to lawn area, gated side access to the front, mature trees and shrubs.

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

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Directions to this property:

From Worcester City Centre proceed in an easterly direction through Lowesmoor, at the mini roundabout bear right, keeping in the right hand lane passing over the traffic lights and onto Shrub Hill Road, at the next set of lights bear left passing under the railway bridge and on to Newtown Road taking the first right into Canterbury Road where the property is situated on the right hand side as indicated by the agents 'For Sale' board.

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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