



Connells

Race Field
Lyppard Woodgreen



Property Description

A two bedroom end of terrace property offering contemporary living accommodation plus two bedrooms and bathroom! This property is situated in the popular residential area of Lyppard Woodgreen, Warndon Villages being close to motorway access, local shops and schools.

Location

The Lyppards are one of four areas that make up the Warndon Villages. With several local amenities such as the Lyppard Grange which houses a doctors surgery, dentist, take aways, hairdressers, nursery, convenience store and the Lyppard Hub, this area is perfect for anyone looking to move into a family orientated area, offering a wonderful community and all of the above on your doorstep. The Lyppard Hub also offers a range of activities such as book clubs, gardener groups, youth clubs and rooms for hire. Another handy local amenity located next to the Lyppard Grange is the Tesco superstore, with Petrol Station, Timpsons and Costa for those fresh early morning coffees.

There are several pathways and cycle paths through the area making it great for outdoor walks, either to get to the local parks or for walking the dog! With buses that come every 10 minutes, you are able to get into the Centre of Worcester and to Worcester Royal Hospital with ease.

This home is located in the area of Lyppard Woodgreen, which is a sub area of the Lyppards itself. School catchment is Lyppard Grant primary school and Tudor Grange Academy, the local secondary school which have both been voted "good" by Ofsted.

For commuters this area is 1.5 miles away from Junction 6 of the M5, giving easy access to all parts of the country.

Accommodation Details

The property comprises of entrance porch, entrance hall, sitting room, kitchen, two bedrooms and bathroom.

The property further benefits from having garden to the side of the property and off road parking.

Canopy Entrance Porch

Door to storage, part glazed door to entrance hall, courtesy lighting.

Entrance Hall

Door to sitting room, archway to kitchen, ceiling light, ceramic tiled flooring.

Sitting Room

12' 1" x 14' 10" into stairs (3.68m x 4.52m into stairs)

Front facing double glazed window, stairs to first floor, ceiling light, fireplace with shelving and display units and inset gas fire, wooden laminate flooring.

Kitchen

10' 4" x 6' (3.15m x 1.83m)

Side facing double glazed window, fitted kitchen with a range of floor mounted and eye level units, single sink drainer unit, single electric oven, electric hob with cooker hood over, ceiling light, ceramic tiled flooring.

First Floor Landing

Doors to both bedrooms and bathroom, access to loft space, airing cupboard housing hot water tank, ceiling light, smoke detector.

Bedroom One

9' 3" x 11' 3" (2.82m x 3.43m)

Front facing double glazed window, ceiling light, electric heater, storage cupboard.

Bedroom Two

6' 7" x 6' 3" (2.01m x 1.91m)

Front facing double glazed window, ceiling light, electric heater, built in single wardrobe.

Bathroom

Side facing double glazed window, bath, WC, wash hand basin, part tiled walls.

Outside Front

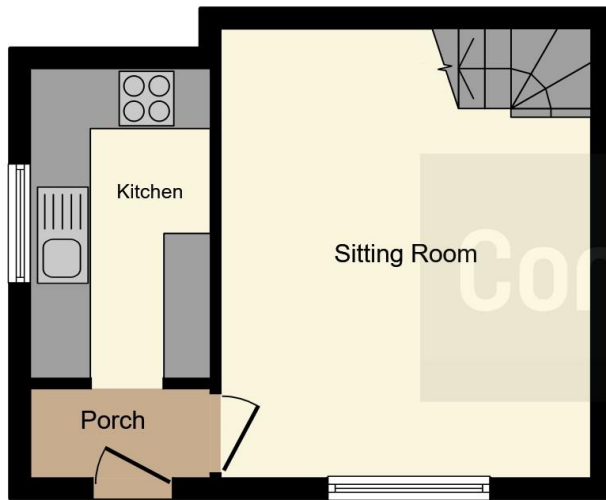
To the front of the property there is off road parking for two vehicles, gate to side garden and pathway to front door.

Side garden which is low maintenance. Further enclosed side garden which is laid to patio.

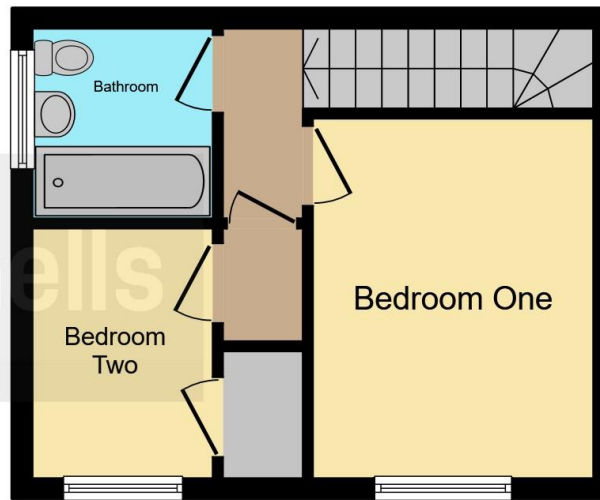
Services

All mains are connected to the property.





Ground Floor



First Floor



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

To view this property please contact Connells on

T 01905 724555
E warndonvillages@connells.co.uk

Ankerage Green
 WORCESTER WR4 0DZ

view this property online connells.co.uk/Property/WVL306653

Directions to this property:

From the Warndon Villages office turn right onto Mill Wood Drive and then turn left onto Debdale Avenue. Turn right onto Millhams Avenue and then turn right onto Race Field, the property will be located on the right hand side.

EPC Rating: E

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVL306653 - 0004