



Connells

Turbary Avenue
Lyppard Kettleby



Property Description

A deceptively spacious detached home situated in the popular residential area of Lyppard Kettleby, Warndon Villages situated close to schools and the Lyppard community hub which comprises doctors, dentist, takeaways and local shop, making it a convenient location for all!

The property offers spacious and versatile accommodation downstairs having study, home office plus separate living and dining rooms and conservatory. Bedroom one benefits from an en-suite plus three further bedrooms and bathroom. There is also a double garage with electric door and driveway in front providing off road parking for multiple vehicles. The property also has a relatively new Worcester Bosch boiler powering gas central heating.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of

the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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 oriented 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 Kettleby, which is predominately houses built by David Wilson Homes. School catchment area is Lyppard Grange primary School and secondary school is Tudor Grange Academy which has an Ofsted voted good.

It is approximately 1.5 miles to Junction 6 of the M5 motorway.

Ground Floor

Entrance Hall

Two ceiling lights, radiator, two storage cupboards, wooden flooring.

Cloakroom

WC, wash hand basin, extractor fan.

Office

8' 1" x 6' 6" (2.46m x 1.98m)

Front facing double glazed window, ceiling light, radiator.

Study

9' 5" x 9' 8" (2.87m x 2.95m)

Double doors to hall, walk way through to dining room, two wall lights, ceiling light.

Living Room

13' x 22' 2" (3.96m x 6.76m)

Front facing double glazed window, French doors to conservatory, two ceiling lights, two radiators, electric fire.

Dining Room

11' 9" x 10' 1" (3.58m x 3.07m)

Rear facing double glazed window, door to conservatory, ceiling light, wall light, radiator.

Kitchen

9' 11" x 18' 8" (3.02m x 5.69m)

Rear and side facing double glazed windows, fitted kitchen with a range of eye level units and floor mounted units, gas hob with cookerhood over, built in oven, stainless steel single sink drainer unit, dishwasher, two ceiling lights.

Utility Room

6' 5" x 7' 8" (1.96m x 2.34m)

Side facing double glazed window, ceiling light, loft hatch, stainless steel sink, space and plumbing for washing machine, space for tumble dryer.

Conservatory

10' 9" x 11' 6" (3.28m x 3.51m)

Rear and side facing sliding patio doors to garden, two wall lights.

First Floor Landing

Front facing double glazed window, doors to all bedrooms and bathroom, two ceiling lights, airing cupboard housing water tank, radiator.

Bedroom One

18' 10" x 11' 2" (5.74m x 3.40m)

Rear facing double glazed window, door to en-suite, two ceiling lights, two radiators, built in wardrobes.

En-Suite

Side facing double glazed window, WC, wash hand basin, shower, extractor fan, ceiling light, towel radiator.

Bedroom Two

12' 2" x 9' 6" (3.71m x 2.90m)

Rear facing double glazed window, ceiling light, radiator, built in wardrobe.

Bedroom Three

6' 5" x 12' 7" (1.96m x 3.84m)

Front facing double glazed window, ceiling light, radiator.

Bedroom Four

8' 4" x 7' (2.54m x 2.13m)

Rear facing double glazed window, ceiling light, radiator.

Bathroom

Rear facing double glazed window, WC, wash hand basin, bath, extractor fan, ceiling light, radiator.

Outside Front

To the front of the property there is a driveway providing off road parking for multiple vehicles, with foregarden and hedgerow.

Garage

16' 4" x 17' 1" (4.98m x 5.21m)

Electric door, Worcester Bosch boiler, power, lighting.

Outside Rear

To the rear of the property there is an enclosed garden which is mainly laid to lawn with small patio surrounding and garden shed. There is access to the garden via a gate behind the shed.

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

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/WVL306862

Directions to this property:

From the Warndon Villages office, turn right onto Mill Wood Drive and then turn right onto Turbary Avenue the property will be located on the left hand side as denoted by the 'For Sale' sign.

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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