



**Connells**

Canterbury Road  
Worcester





## Property Description

A delightful semi-detached home open to cash buyers only due to the construction of the property being non-standard. This property offers spacious and versatile living accommodation, three bedrooms and ample outside space having driveway providing parking for one vehicle plus gardens to the front and the rear. This property is offered with no 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, kitchen, three bedrooms and bathroom.

The property further benefits from having driveway to the front, front and rear gardens.

## Ground Floor

### Entrance Hall

Doors to sitting/ dining room and kitchen, Stairs to first floor, ceiling light, radiator, smoke alarm, understairs storage.

## Sitting/ Dining Room

10' 5" x 20' 10" ( 3.17m x 6.35m )

Front and rear facing windows, door to kitchen, two ceiling lights, two radiators, fireplace.

## Kitchen

12' 11" x 10' 6" ( 3.94m x 3.20m )

Side facing window, patio door to rear, fitted kitchen with a range of eye level and floor mounted units, freestanding cooker, space for under counter fridge, space for under counter freezer, single bowl stainless steel sink drainer unit, tiled splashback, ceiling light, storage cupboard, wooden laminate flooring.

## First Floor Landing

Side facing window, doors to all bedrooms and bathroom, ceiling light, access to loft hatch.

## Bedroom One

14' 3" x 10' 7" plus wardrobe ( 4.34m x 3.23m plus wardrobe )

Front facing window, ceiling light, radiator, built in wardrobes.

## Bedroom Two

8' 2" x 14' 3" ( 2.49m x 4.34m )

Rear facing window, ceiling light, radiator, built in wardrobes.

## Bedroom Three

7' 6" x 9' 7" ( 2.29m x 2.92m )

Front facing window, ceiling light, radiator.

## Bathroom

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

### Outside Front

To the front of the property there is a paved driveway providing off road parking for one vehicle, lawned foregarden with shrubs surrounding, gated access to the rear.

### Outside Rear

To the rear of the property there is generous enclosed garden which is mainly laid to lawn with paved pathway to the end of the garden, small summerhouse, greenhouse, decked area and borders of trees and mature shrubs.

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

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**view this property online [connells.co.uk/Property/WVL306922](http://connells.co.uk/Property/WVL306922)**

**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 left hand side as indicated by the agents 'For Sale' board.

**EPC Rating: C**



Tenure: Freehold



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