





# Sycamore Road Worcester WR4 9RS

For Sale offers over  
**£245,000**



## Property Description

A beautifully presented semi-detached home which has been extended into the loft, offering spacious and modern living accommodation with dining kitchen, master bedroom with en-suite plus two further bedrooms and dressing room. There are also gardens to the front and rear plus parking for one vehicle.

## 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. Just a stone's throw away from the south side of the city, is the sought after location of Diglis which has undergone major development in recent years and now has community of its own it benefits from having playing fields, gym, a hotel and pub.

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 kitchen, bedroom one with en-suite, three bedrooms and bathroom.

The property further benefits from having driveway to the front, enclosed rear garden.

## Ground Floor

### Entrance Hall

uPVC door into entrance hall, door to sitting room, stairs to first floor, spotlights,

### Sitting Room

15' 1" x 10' 11" ( 4.60m x 3.33m )  
Front facing double glazed window, door to dining kitchen, spotlights, radiator.

### Dining Kitchen

9' 7" x 18' 5" ( 2.92m x 5.61m )  
Rear facing double glazed window, rear facing patio door to garden, fitted kitchen with a range of floor mounted and eye level units, built in double oven, integrated dishwasher, ceramic hob with stainless steel cooker hood over, storage cupboard housing boiler and washing machine and tumble dryer.

## First Floor Landing

Side facing double glazed window, doors to bedrooms two and three, dressing room and bathroom, spotlights, radiator.

### Bedroom One

17' 4" x 9' 11" ( 5.28m x 3.02m )  
(Restricted head height) Velux window, rear facing double glazed window, door to en-suite, vaulted ceilings, spotlight, radiator, cubby to eaves storage.

### En-Suite

(Restricted head height) Side facing Velux window, vaulted ceilings, WC, vanity wash hand basin, shower enclosure, towel style radiator.

### Bedroom Two

10' 2" x 11' 3" ( 3.10m x 3.43m )

Rear facing double glazed window, ceiling light, radiator.

### Bedroom Three

10' 3" x 9' 4" ( 3.12m x 2.84m )

Front facing double glazed window, ceiling light, radiator.

### Dressing Room

7' 10" x 8' 2" ( 2.39m x 2.49m )

Rear facing double glazed window, stairs to second floor, spotlights, radiator, wardrobes.

### Outside Front

To the front of the property there is a driveway providing of road parking for one vehicle, barked area with planters and decking, steps down to the front door.

### Outside Rear

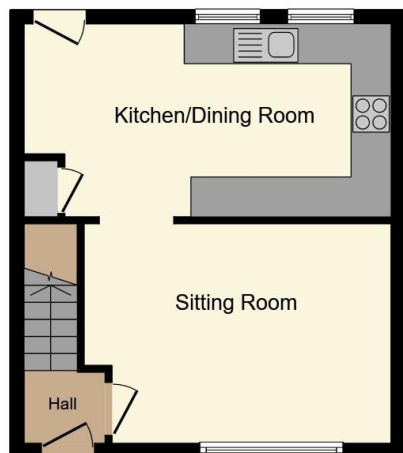
To the rear of the property there is an enclosed garden with a patio seating area, decked area and steps down to a vegetable plot and further down to a laid to lawn area.

### Services

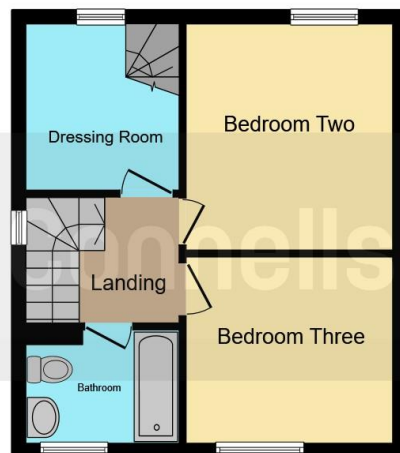
The mains are connected to the property.







**Ground Floor**



**First Floor**



**Second 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/WVL306913](http://connells.co.uk/Property/WVL306913)**

**directions to this property:**

From Connells Warndon Villages office proceed out of Ankerage Green turning left onto Mill Wood Drive, at the roundabout turn right onto Wood Green Drive. At the next roundabout turn left onto Middle Hollow Drive, continuing through the traffic lights onto Tolladine Road. Continue along Tolladine Road for some time taking the eighth turning on the right into Hollymount Road, continue for some time. At the top of the road turn left onto Sycamore Road where the property will be located on the left hand side.

ECOTax Council Tax  
 Band: B

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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