



Connells

Lilburne Close
Worcester



Property Description

Connells are delighted to offer to the market this immaculately presented detached home situated in a quiet cul-de-sac location with local amenities close by and City Centre a short drive away.

This beautiful home offers spacious and versatile living accommodation with spacious dining kitchen providing a modern space for entertaining guests, sitting room with French doors opening out onto a beautiful landscaped garden with two seating areas and downstairs cloakroom. Upstairs offers master bedroom with en-suite shower room, a further double bedroom and third single room, there is also a modern bathroom equipped with bath and shower over!

Ample space is provided to the front with driveway providing off road parking for two vehicles in tandem the front also overlooks scenic views of the City.

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, cloakroom, sitting room, dining kitchen, bedroom one with en-suite, two further bedrooms and bathroom.

The property further benefits from having enclosed rear garden and driveway to the side of the property.

Ground Floor

Entrance Hall

Composite front door into hall, doors to sitting room, dining kitchen and cloakroom, spotlights, radiator, two storage cupboards.

Cloakroom

WC, wash hand basin, part tiled walls, spotlights, extractor fan, Moduleo luxury vinyl tile flooring.

Sitting Room

9' 10" x 16' 8" (3.00m x 5.08m)
Front facing uPVC double glazed window, rear facing French doors to garden, two ceiling lights, two radiators.

Dining Kitchen

9' 7" x 16' 6" (2.92m x 5.03m)
Front and rear facing double glazed windows, fitted kitchen with a range of floor mounted and eye level units with under lighting, single stainless steel sink drainer unit, built in double oven with grill, built in fridge freezer, wall mounted boiler, built in washing machine, built in dishwasher, larder unit, gas hob with cooker hood over, smoke detector, spotlights and ceiling light, radiator, Moduleo luxury vinyl tile flooring.

First Floor Landing

Doors to all bedrooms and bathroom, ceiling light, loft access.

Bedroom One

10' 1" x 12' 5" (3.07m x 3.78m)

Front facing double glazed window, door to en-suite, ceiling light, radiator.

En-Suite

Rear facing double glazed window, shower cubicle, WC, wash hand basin, spotlights, extractor fan, radiator.

Bedroom Two

9' 8" x 9' 3" (2.95m x 2.82m)

Front facing double glazed window, ceiling light, radiator.

Bedroom Three

7' x 9' 8" (2.13m x 2.95m)

Rear facing double glazed window, ceiling light, radiator.

Bathroom

Front facing double glazed window, panel bath with shower over and shower screen, WC, wash hand basin, spotlights, radiator, extractor fan, Moduleo luxury vinyl tile flooring.

Outside Front

To the front of the property there is a small grass area with paved pathway to the front door. Parking is located to the side of the property which is a driveway providing off road parking for two vehicles.

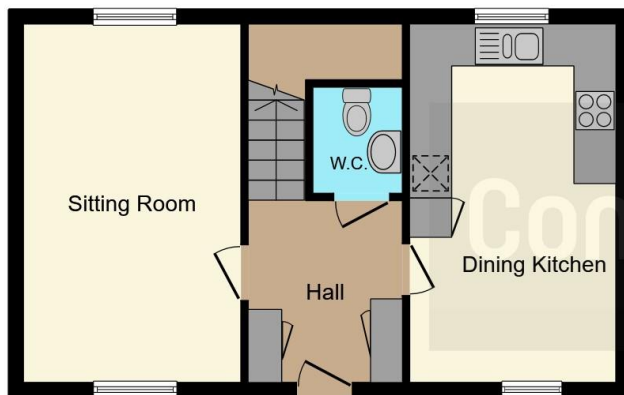
Outside Rear

To the rear of the property there is an enclosed garden with a wrap around patio, laid to lawn area featuring raised wooden planters, pagola with seating, garden shed and access to front via gate.

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

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Directions to this property:

From the Connells Warndon Villages office, turn left onto Mill Wood Drive and then take the first exit on the roundabout onto Woodgreen Drive go straight over then next roundabout and then take the third exit onto Newtown Road. Follow the road for some time and then turn left onto Midland Road, at the mini roundabout turn left onto Wylde Lane and follow the road round. Take a left onto Perry Wood Walk and then a left onto Lilburne Close, the property will be on the right hand side.

EPC Rating: 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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