







## Property Description

Connells are proud to present this modern semi-detached home offering sitting room, kitchen, two bedrooms and shower room situated in the residential area of Berkeley Heywood. The property further benefits from having allocated parking, gas fired central heating and enclosed rear garden.

## Location

The Berkeleys are one of four villages that make up Warndon Villages, and is named after the owners of the Spetchley estate. With fantastic local amenities such as a Tesco express, several takeaways, hairdressers, vets and children's nursery this area is perfect for families. Close by is the Barn Owl pub, the Three Pears and a Travel Lodge. The Berkeleys is also home to St Nicholas Church and an Evangelical Church.

This property is located in Berkeley Heywood, an area within the main Berkeley village. Schools catchment is fantastic with the local primary being Oasis Academy and secondary school being Tudor Grange. Both of these schools have been voted good by Ofsted.

The area also provides local bus routes to the Lyppard Centre, Worcester City Centre and Blackpole trading estate. The M5 motorway, junction 6, is just over a mile from the area giving easy access to the areas surrounding Worcestershire.

## Accommodation Details

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

The property further benefits from having off road parking, enclosed rear garden and gas fired central heating.

## Ground Floor

### Entrance Hall

Composite door to hall, stairs to first floor, door to sitting room, archway to kitchen, pendant ceiling light, smoke detector, single panel radiator, ceramic tiled flooring.

### Sitting Room

13' 9" x 12' 9" ( 4.19m x 3.89m )  
Rear facing uPVC double glazed window, glazed uPVC door to rear garden, pendant ceiling light, double panel radiator.

### Kitchen

6' 9" x 8' 8" ( 2.06m x 2.64m )  
Front facing uPVC double glazed window, single stainless steel sink drainer unit, work surfaces, inset four ring stainless steel gas hob with stainless steel chimney cooker hood over, range of eye level units, range of floor mounted units, space and plumbing for washing machine, space for fridge freezer, wall mounted combi boiler, ceiling light, tiled splashback, single panel radiator, ceramic tiled flooring.

## First Floor Landing

Pendant ceiling light, smoke detector, access to loft space, doors to both bedrooms and shower room.

### Bedroom One

9' 9" plus recess x 9' 2" plus wardrobe ( 2.97m plus recess x 2.79m plus wardrobe )  
Two front facing uPVC double glazed windows, pendant ceiling light, single panel radiator, single storage cupboard with slatted shelving, built-in double wardrobe with hanging rail and shelving.

## Bedroom Two

7' 8" max x 11' 4" ( 2.34m max x 3.45m )

Rear facing uPVC double glazed window, pendant ceiling light, single panel radiator.

## Shower Room

Rear facing uPVC double glazed window, part tiled walls, walk-in double shower cubicle, pedestal wash hand basin, WC, chrome ladder style radiator, ceramic tiled flooring.

## Outside Front

To the front of the property there is a lawned foregarden with pathway to the front door and vehicle access to allocated parking.

## Outside Rear

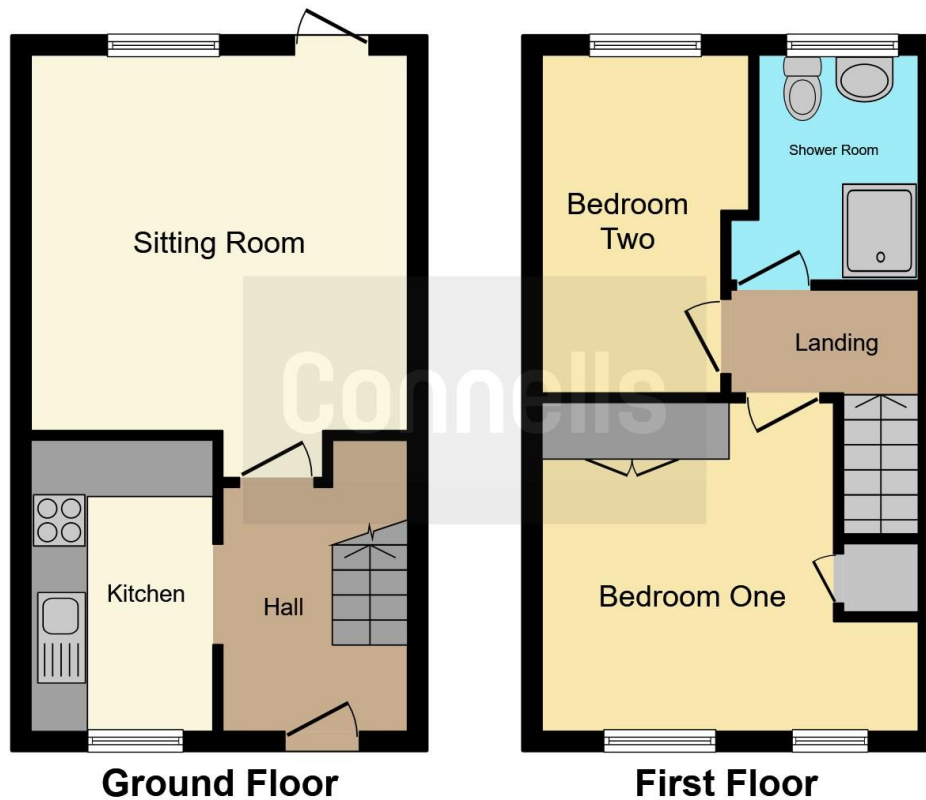
To the rear of the property there is an enclosed low maintenance garden with paved terrace leading to stone chippings and gated access to the side.

## Services

All mains are connected to the property.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/WVL306987](https://connells.co.uk/Property/WVL306987)**

#### Directions to this property:

From the Connells Warndon Villages branch turn right onto Mill Wood Drive and at the junction turn left onto Plantation Drive. Take the third exit onto Woodgreen Drive and at the roundabout take the third exit onto Hastings Drive, follow the road to the next roundabout and take the second exit onto Stafford Avenue, turn right onto Hardknott Row where the property is located on the right as denoted by the Connells 'For Sale' board.

**EPC Rating: C**



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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