



Connells

Rowntree Gardens
Harley Warren Worcester

Rowntree Gardens Harley Warren Worcester WR4 0SB

For Sale offers over
£400,000



Property Description

A detached home nestled within a corner plot situated in Harley Warren, an extremely popular location in Warndon Villages being situated close to the hospital, motorway links and a short drive to the City Centre making it a convenient location for all.

The property itself offers ample living accommodation with downstairs offering sitting room open plan to the dining room, kitchen with utility room and downstairs cloakroom. Upstairs is equipped with four bedrooms plus bathroom, bedroom one also accommodated with an en-suite. Outside offers a driveway, single garage and enclosed rear garden.

Location

The Harleys are one of four areas that make up the Warndon Villages, Worcester. Great for all buyers, this area provides something to do for everyone! There are several cycle paths, private walks and the property is within easy distance of the Countryside Centre; giving access to woodland walks and a boutique cafe. For commuters, junction 6 of the m5 is less than 2 miles away.

The area is close to the Worcester Royal Hospital and Lyppard Grange Centre comprising of: a doctors, dentists, hairdressers, chinese, fish and chip shop, childrens nursery and the Lyppard Hub. This offers a variety of services and activities including book clubs, walking groups, toddler groups, gardeners group and youth club, making it perfect for all ages! The Centre is also home to the Lyppard Grange pub with a large beer garden and a Tesco Superstore with petrol station.

This house is located in the area of Harley Warren, which is the closest to Worcester Royal Hospital in an area of two, three, four and five bedroomed houses and a range of bungalows.

The area is in the catchment for Nunnery Wood High School with its voted good ofsted

and excellent sports programme and facilities.

Accommodation Details

The property comprises of entrance hall, cloakroom, sitting room, dining room, kitchen, utility room, bedroom one with en-suite, three further bedrooms and family bathroom.

The property further benefits from having driveway to the front providing off road parking for multiple vehicles, enclosed rear garden and single garage.

Ground Floor

Entrance Hall

Doors to cloakroom, sitting room and kitchen, stairs to first floor, ceiling light, radiator, thermostat.

Cloakroom

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

Sitting Room

11' 5" x 15' 11" (3.48m x 4.85m)

Front facing double glazed window, door to dining room, ceiling light, three wall lights, fire place.

Dining Room

11' 6" x 10' 10" (3.51m x 3.30m)

Rear facing French doors, ceiling light, radiator.

Kitchen

10' 8" x 11' 9" (3.25m x 3.58m)

Rear facing double glazed window, door to utility room and storage cupboard, fitted kitchen with a range of

eye level and floor mounted units, one and a half bowl granite sink drainer unit, gas cooker with cookerhood over, space and plumbing for dishwasher, space for fridge/ freezer, recess spotlights, radiator.

Utility Room

8' 8" x 5' 1" (2.64m x 1.55m)
Door to garden, floor mounted units, single sink drainer unit, space and plumbing for washing machine, space for tumble dryer, wall mounted boiler.

First Floor Landing

Doors to all bedrooms and bathroom, ceiling light, radiator, storage cupboard.

Bedroom One

13' 9" x 11' 4" (4.19m x 3.45m)
Front facing double glazed window, door to en-suite, ceiling light, radiator, two double wardrobes.

En-Suite

Front facing double glazed window, WC, wash hand basin, shower cubicle, spotlights, radiator.

Bedroom Two

11' 3" x 9' 6" (3.43m x 2.90m)
Rear facing double glazed window, ceiling light, radiator, two double wardrobes.

Bedroom Three

8' 2" x 14' 8" (2.49m x 4.47m)
Front facing double glazed window, ceiling light, radiator.

Bedroom Four

8' x 9' 7" (2.44m x 2.92m)
Rear facing double glazed window, ceiling light, radiator.

Bathroom

Rear facing double glazed window, panel bath with shower over, WC, wash hand basin, extractor fan, spotlights, radiator.

Outside Front

To the front of the property there is a block paved driveway providing off road parking for multiple vehicles, access to garage and side access to the rear, small hedgerow.

Garage

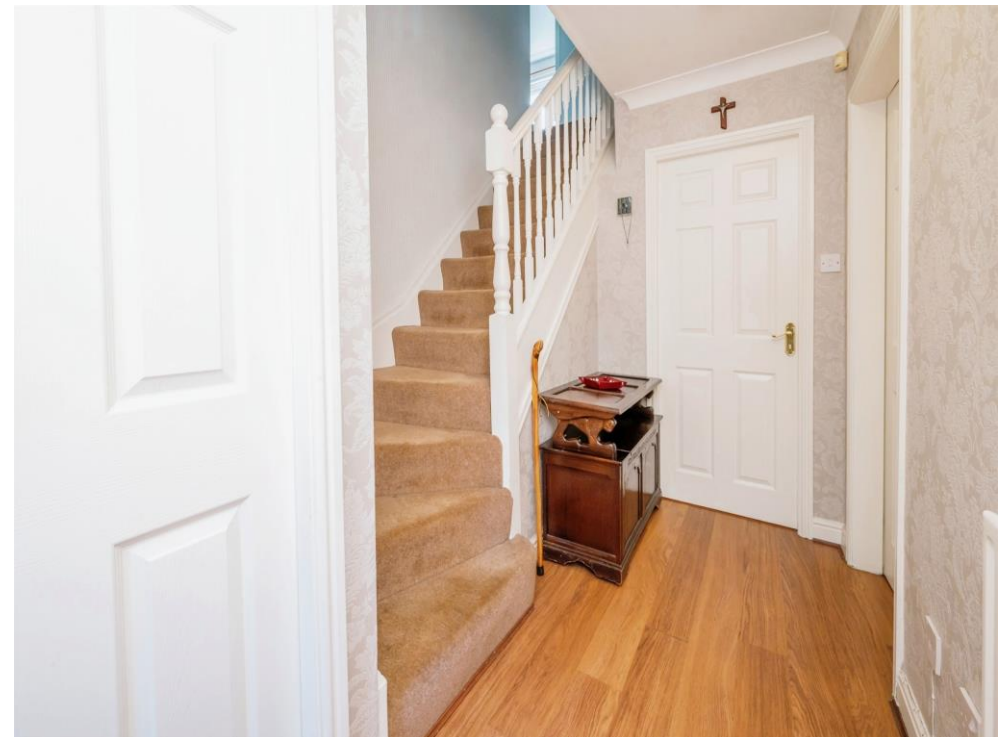
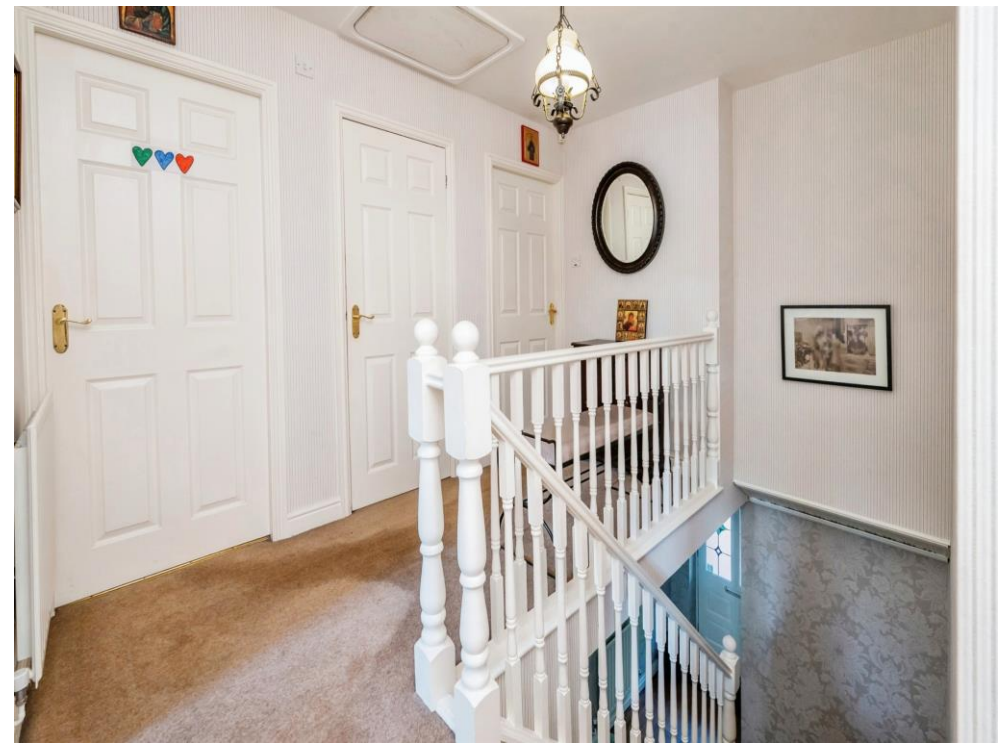
Single garage with up and over door.

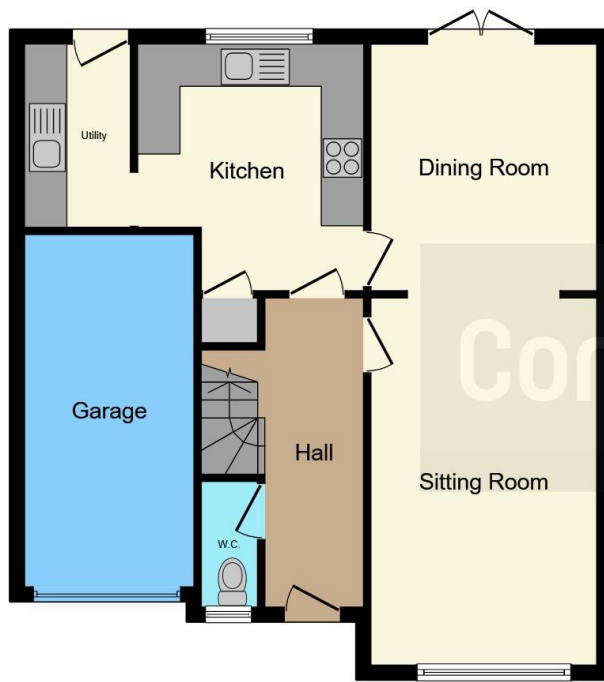
Outside Rear

To the rear of the property there is an enclosed garden with a patio area with steps leading to a gravelled area surrounded by mature trees and shrubs, gated side access to the front, cold water tap.

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 Warndon Villages office turn left onto Mill Wood Drive and then take the first exit off the roundabout onto Woodgreen Drive. At the next roundabout, take the second exit and then a left turn onto Hoskyns Avenue. Then turn right into Fels Avenue and continue for some time and the turn left into Rowntree Gardens. The property will be on the left hand side.

EPC Rating: C Council Tax
 Band: E

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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