



Connells

Fels Avenue
Worcester



Property Description

Situated in the sought-after residential area of Harley Warren, Warndon Villages being within walking distance to the Hospital, local shops, post office and schools such as Lyppard Primary School and within the catchment area for Nunnery Wood High School with also having easy access to the motorway and City Centre.

This detached home is well-presented throughout and offers exceptional features such as open plan dining kitchen with utility area, four bedrooms and family bathroom located on the first floor and master bedroom with en-suite plus home office located on the second floor. Outside features a driveway providing off road parking for multiple vehicles and access to the 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.

Accommodation Details

The property comprises of entrance hall, cloakroom, sitting room, dining kitchen open plan to the utility, bedroom one with en-suite, four further bedrooms, home office and family bathroom.

The property further benefits from having garage with driveway in front plus enclosed rear garden.

Ground Floor

Entrance Hall

Doors to cloakroom, sitting room and dining kitchen, stairs to first floor, understairs storage, two ceiling lights, radiator.

Cloakroom

Front facing double glazed window, WC, wall mounted wash hand basin with tiled splashback, ceiling light, radiator.

Sitting Room

10' 7" x 16' 6" (3.23m x 5.03m)
Front facing double glazed window, two ceiling lights, smoke detector, coving, radiator, electric fire.

Open Plan

Dining Kitchen/ Utility

21' 8" x 15' 8" (6.60m x 4.78m)
Rear facing double glazed window, uPVC double doors to garden, side door to outside, fitted kitchen with a range of floor mounted and eye level units, stainless steel sink drainer unit, gas hob with cooker hood over, built in microwave/ oven, integrated dishwasher, space and plumbing for washing machine and tumble dryer, tiled splashback, two ceiling lights, radiator, tiled flooring.

First Floor Landing

Side facing double glazed window, two ceiling lights, radiator, storage cupboard.

Bedroom Two

12' 2" x 7' 5" excluding recess (3.71m x 2.26m excluding recess)

Rear facing double glazed window, ceiling light, radiator.

Bedroom Three

10' 7" x 9' (3.23m x 2.74m)

Front facing double glazed window, ceiling light, radiator.

Bedroom Four

7' 2" x 10' 5" (2.18m x 3.17m)

Rear facing double glazed window, ceiling light, radiator.

Bedroom Five

7' 2" x 10' 2" (2.18m x 3.10m)

Front facing double glazed window, ceiling light, radiator, built in wardrobe.

Bathroom

Side facing double glazed window, tiled walls, panel bath with shower over and shower screen, WC, pedestal wash hand basin, chrome heated towel rail, extractor fan, ceiling light.

Second Floor Landing

Doors to bedroom one and office, skylight, ceiling light.

Bedroom One

14' 8" x 9' 2" (4.47m x 2.79m)

(restricted head height) Two skylights, door to en-suite, ceiling light, radiator, storage cupboards.

En-Suite

(restricted head height) Skylight, shower cubicle, WC, pedestal wash hand basin with tiled splashback, chrome heated towel rail, ceiling light.

Home Office

7' 3" x 14' 7" (2.21m x 4.45m)

Two skylights, ceiling light, radiator, storage cupboard.

Outside Front

To the front of the property there is a tarmac driveway providing off road parking for two vehicles, lawned foregarden bordered by shrubs and trees, gated access to the rear and access to the garage.

Garage

Up and over door, power, lighting.

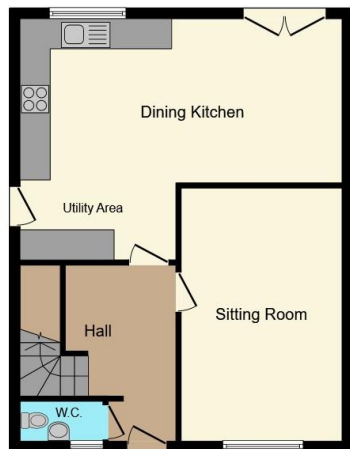
Outside Rear

To the rear of the property there is an enclosed garden which is mainly laid to lawn with paved patio area and pathway to the personal door to the garage and steps down to a gravelled seating area with access to a greenhouse. The garden is surrounded by mature shrubs and trees, gated access to the front, cold water tap.

Services

All mains are connected to the property.





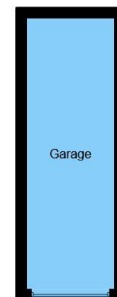
Ground Floor



First Floor



Second Floor



Garage

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 Connells Warndon Villages branch proceed out of Ankerage Green turning left onto Mill Wood Drive, upon reaching the roundabout take the first exit onto Woodgreen Drive. Continue for some distance, upon reaching the roundabout take the second exit continuing onto Woodgreen Drive. Take the first left turning into Hoskyns Avenue. Continue along this road taking the second right turning into Fels Avenue. Continue for a short distance where the property will be located on the left hand side.

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold



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