



**Connells**

Troutbeck Drive  
Worcester





## Property Description

A semi-detached home situated close to amenities, Worcester City Centre and the nature reserve.

There is a hall, dining/sitting room, kitchen. There are two bedrooms, separate WC and bathroom. The property has gas fired central heating, uPVC double glazing, there is no onward chain and gardens to the front and rear.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral.

These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## 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 canopy entrance porch, entrance hall, sitting room, kitchen, two bedrooms and bathroom.

The property further benefits from having no onward chain, gas fired central heating and gardens to the front and rear.

## Ground Floor

### Canopy Entrance Porch

Front door into entrance hall.

### Entrance Hall

Door to sitting room, stairs to first floor, ceiling light, thermostat, single panel radiator, wooden laminate flooring.

### Dining/Sitting Room

20' 9" narrowing to 9' 10" x 11' 7" ( 6.32m narrowing to 3.00m x 3.53m )

Front and rear facing uPVC double glazed windows, two ceiling lights, two single panel radiator, fireplace with inset electric fire.

### Kitchen

8' x 10' 1" ( 2.44m x 3.07m )

Rear facing uPVC double glazed window, part glazed door to lean to leading to garden, stainless steel sink drainer unit, space for cooker and hob, space and plumbing for washing machine, range of eye level units, floor mounted units, two ceiling lights, double panel radiator.

## First Floor Landing

Side facing uPVC double glazed windows, doors to all bedrooms, bathroom and WC.

### Bedroom One

14' 9" x 9' 5" ( 4.50m x 2.87m )

Front facing uPVC double glazed window, ceiling light, single panel radiator, single wardrobe housing combination boiler.

### Bedroom Two

11' 1" into wardrobes x 10' 5" ( 3.38m into wardrobes x 3.17m )

Rear facing uPVC double glazed window, ceiling light, single panel radiator, access to loft space, two single wardrobes.

## Bathroom

Rear facing uPVC double glazed window, ceiling light, bath, wash hand basin, single panel radiator, extractor.

## Wc

Side facing uPVC double glazed window, WC, ceiling light.

## Outside Front

To the front of the property there is a lawned foregarden with pathway leading to the front door.

## Outside Rear

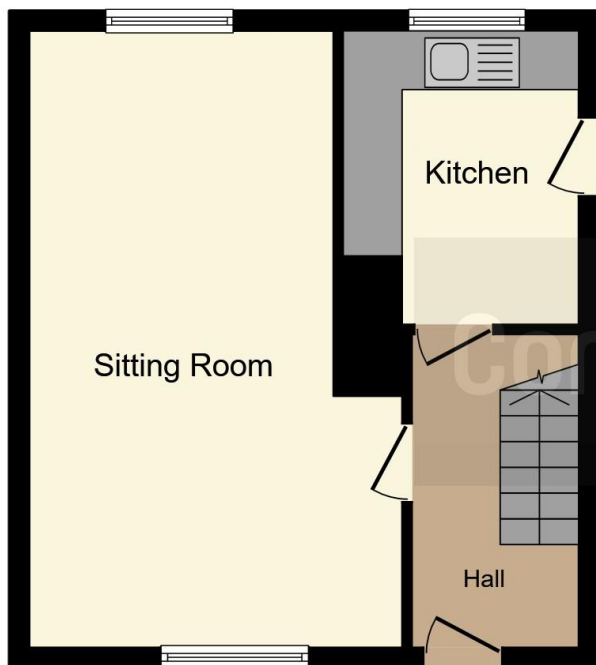
To the rear of the property there is an enclosed garden which is mainly laid to lawn with gated access to the front of the property.

## Services

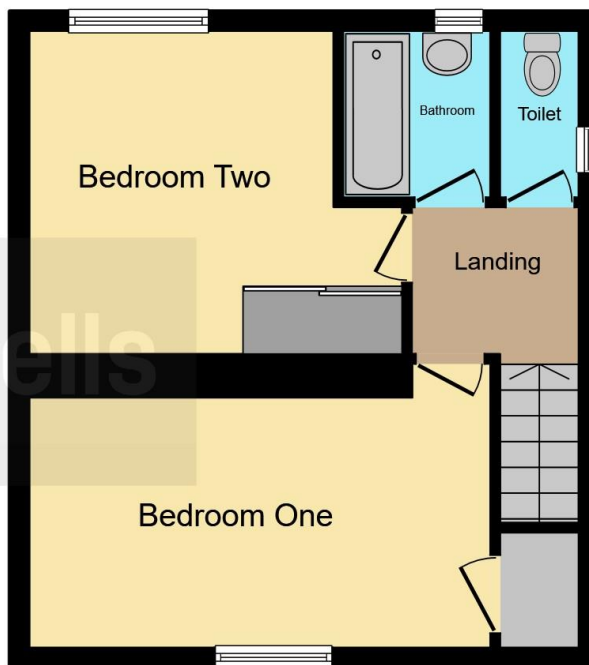
All mains are connected to the property.







**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](http://www.focalagent.com)

To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/WVL306229](http://connells.co.uk/Property/WVL306229)**

#### Directions to this property:

From the Warndon Villages office Turn left onto Ankerage Green, Turn left onto Mill Wood Dr, At the roundabout, take the 3rd exit onto Woodgreen Drive, At the roundabout, take the 1st exit onto Middle Hollow Drive continuing on to Tolladine Road and right onto Ambleside Dr, At the roundabout, take the left onto Troutbeck Dr where you will find the property on the right hand side as denoted by our Connells For Sale Board.

**EPC Rating: D**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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