





Property Description

Situated close to local amenities such as shops, several takeaways, vets and children's nursery this area is perfect for families. There is also easy transport links and motorway access making it a convenient location for commuters! This terraced property offers cozy living space downstairs plus two bedrooms upstairs, driveway to the front providing off road parking for two vehicles and landscaped garden to the rear.

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 Pendesham, an area within the main Berkeley village. Schools catchment is fantastic with the local primary being Cranham Primary 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 less than a mile from the area giving easy access to the areas surrounding Worcestershire.

Accommodation Details

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

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

Ground Floor

Entrance Hall

Door to sitting room and kitchen, stairs to first floor, ceiling light, understairs storage, wooden flooring.

Sitting Room

13' 1" x 13' 1" (3.99m x 3.99m)
Rear facing double glazed window, double glazed door to garden, ceiling light, double panel radiator, Adam style fireplace with electric socket.

Kitchen

7' 2" x 8' 5" (2.18m x 2.57m)
Front facing double glazed bow window, fitted kitchen with a range of floor mounted and eye level units, single electric oven, four ring gas hob with cookerhood over, space and plumbing for washing machine, space for fridge/ freezer, wall mounted boiler, ceiling light, single panel radiator.

First Floor Landing

Doors to both bedrooms and bathroom, access to loft space via hatch, ceiling light, smoke detector.

Bedroom One

9' 3" plus wardrobes x 13' 1" (2.82m plus wardrobes x 3.99m)
Front facing double glazed window, ceiling light, single panel radiator, double wardrobes with sliding doors, storage cupboard housing hot water tank.

Bedroom Two

11' 5" x 7' 6" (3.48m x 2.29m)
Rear facing double glazed window, ceiling light, single panel radiator.

Bathroom

Rear facing double glazed window, panel bath with shower over, WC, wash hand basin, extractor fan, part tiled walls, ceiling light.

Outside Front

To the front of the property there is a pathway leading to the front door with low maintenance driveway providing off road parking for two vehicles.

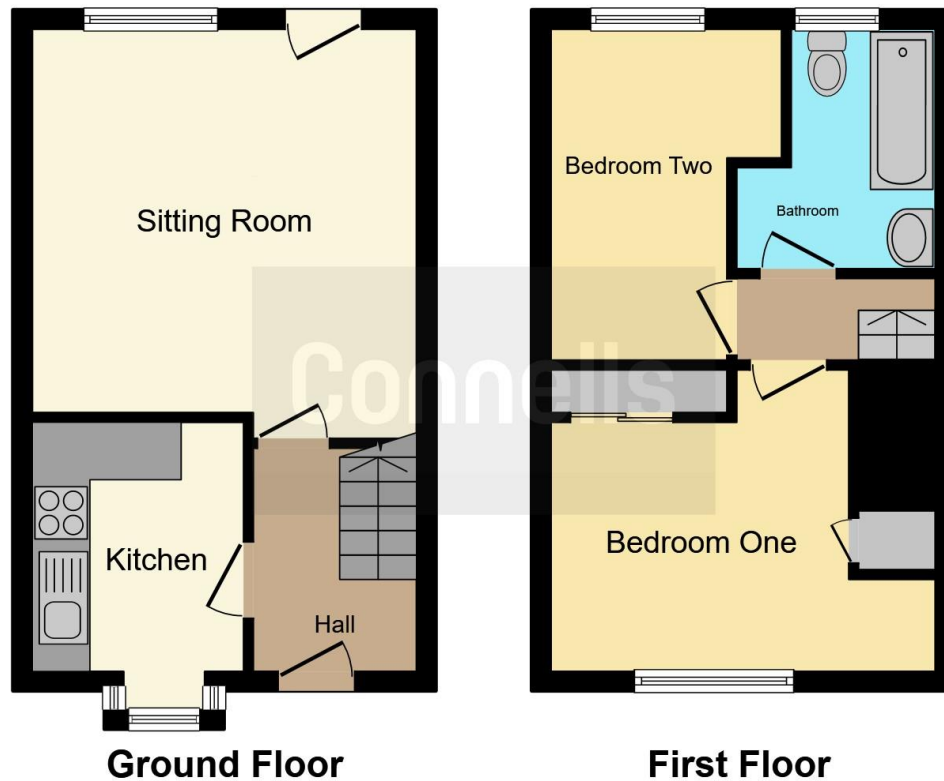
Outside Rear

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

Services

All mains are connected to the property.





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 Office proceed out of Ankerage Green turning right into Mill Wood Drive, at the #T' Junction turn left into Plantation Drive, at the traffic island turn right into Woodgreen Drive, turning right at the next traffic island into Hastings Drive, first left into Corfe Avenue continue for some distance turning right into Walkworth Avenue and left into Conisborough where then property is situated on the right hand side as indicated by the agents 'For Sale' board.

EPC Rating: C



Tenure: Freehold



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