



Connells

Collings Avenue
Worcester



Property Description

This spacious detached home has so much to offer, being situated in the popular location of Harley Warren, Warndon Villages you are within walking distance to the hospital but also have easy links to the motorway and City Centre making it a perfect location for commuters. You are also within catchment for Nunnery Wood schools which is great for a growing family.

The accommodation offers spacious and modern dining kitchen with door through to part converted garage/ utility room, four bedrooms, one equipped with en-suite shower room plus much more! This isn't a property to miss out on.

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 canopy entrance porch, entrance hall, cloakroom, sitting room, kitchen, utility room, bedroom one with en-suite, three further bedrooms and shower room.

The property further benefits from having driveway to the front, enclosed rear garden and part converted garage/ utility room.

Ground Floor

Canopy Entrance Porch

Canopy porch with composite part glazed door to entrance hall.

Entrance Hall

Doors to cloakroom, sitting room, dining kitchen and understairs storage, stairs to first floor with chrome bannister, recess spotlights, double panel radiator, ceramic tiled flooring.

Cloakroom

Front facing uPVC double glazed window, WC, wash hand basin, recess spotlights, single panel radiator, ceramic tiled flooring.

Sitting Room

14' 3" plus bay x 11' 7" (4.34m plus bay x 3.53m)

Front facing uPVC double glazed bay window, recess spotlights, vertical radiator, gas point for gas fire.

Dining Kitchen

26' plus cupboards x 10' 3" (7.92m plus cupboards x 3.12m)

Rear facing uPVC double glazed window, uPVC door, rear facing uPVC double glazed French doors to garden, fitted kitchen with a range of floor mounted and eye level units, one and a half bowl stainless steel sink drainer unit, integrated fridge/ freezer, two larger units, stainless steel single electric oven, integrated microwave oven, integrated dishwasher, induction hob with cooker hood inset into unit over, recess spotlights, vertical radiator, ceramic tiled flooring.

First Floor Landing

Doors to all bedrooms and shower room, access to loft space via hatch, recess spotlights, door to storage cupboard.

Bedroom One

11' 1" x 13' 2" (3.38m x 4.01m)

Front facing uPVC double glazed window, door to en-suite, ceiling light, single panel radiator, built in wardrobes.

En-Suite

Front facing uPVC double glazed window, double shower cubicle, WC, wash hand basin, recess spotlights, chrome ladder style radiator, tiled walls, ceramic tiled flooring.

Bedroom Two

12' 4" x 8' 9" (3.76m x 2.67m)

Front facing uPVC double window, ceiling light, single panel radiator, single built in wardrobe.

Bedroom Three

9' 6" x 11' 7" (2.90m x 3.53m)

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

Bedroom Four

8' 10" x 7' 10" (2.69m x 2.39m)

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

Shower Room

Rear facing uPVC double glazed window, double shower cubicle, WC, wash hand basin inset into vanity unit, recess spotlights, chrome ladder style radiator, tiled walls, ceramic tiled flooring.

Outside Front

To the front of the property there is a driveway providing off road parking plus access to the garage and gated side access to the rear.

Part Converted Garage

Part converted, up and over door.

Utility room.

Outside Rear

To the rear of the property there is an enclosed tiered garden which is mainly laid to lawn with sunterrace area and gated access to the side, 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

To view this property please contact Connells on

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view this property online connells.co.uk/Property/WVL305956

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 1st exit onto Woodgreen Dr/B4638, Go through 1 roundabout, Turn left onto Hoskyns Ave, At the roundabout, take the 1st exit onto Collings Ave where you will find the property located on the left hand side.

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold



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