



Connells

Brookthorpe Close
Worcester



Property Description

Situated at the head of a cul de sac is a three bedroom home with hall, cloakroom, sitting room and dining kitchen. There is off road parking, enclosed rear garden and benefits from gas fired central heating and uPVC double glazing.

Location

The area of Warndon has access to local amenities which include doctors, library, local shops, take aways, beauty salons and Sainsburys. The area also has access to Elgar retail park with outlets such as Homebase, Home Sense, Next, Argos, Halfords and M&S Food.

There is easy access to transport links with bus routes, junction 6 of the M5. There is within close reach, Industrial areas with employers such as Mazak, GTech and Worcester Bosch.

Accommodation Details

The property has a hall, cloakroom, sitting room, dining kitchen. There are three bedrooms, family bathroom. There is an enclosed garden and off road parking. the property is in a cul de sac location.

The property benefits from gas fired central heating and uPVC double glazing.

Ground Floor

Canopied Porch

Door to storage, part glazed uPVC double glazed door into hall.

Hall

Door to cloakroom, sitting room, dining kitchen, stairs to front door, ceiling light, wood laminate flooring.

Cloakroom

Front facing uPVC double glazed window, WC, wash hand basin, single panel radiator, wood laminate flooring.

Sitting Room

11' 6" x 15' 2" (3.51m x 4.62m)

Front facing uPVC double glazed window, two ceiling lights, double panel radiator, wood laminate flooring,

Dining Kitchen

8' 6" x 17' 8" (2.59m x 5.38m)

Rear facing uPVC double glazed window, stainless steel single drainer sink, stainless steel single electric oven and electric hob with stainless steel chimney cooker hood over, range of eye level units and floor mounted units, space for washing machine, space for fridge/freezer, recess spot lights, ceramic tiled floor, uPVC double glazed doors garden.

First Floor Landing

Ceiling light, access to loft space, double storage cupboard, doors to bedroom and bathroom.

Bedroom One

9' 9" plus door recess x 13' 9" (2.97m plus door recess x 4.19m)

Front facing uPVC double glazed window, ceiling light, double panel radiator.

Bedroom Two

12' 6" x 9' 6" Plus door recess (3.81m x 2.90m Plus door recess)

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

Bedroom Three

7' 7" x 8' 7" (2.31m x 2.62m)

Front facing uPVC double glazed window, ceiling light, double panel radiator.

Bathroom

Rear facing uPVC double glazed window, white suite, panel bath Wc, wash hand basin, ceiling light, extractor, part tiled walls, double panel radiator, tiled flooring.

Outside Front

To the front is a driveway providing off road parking.

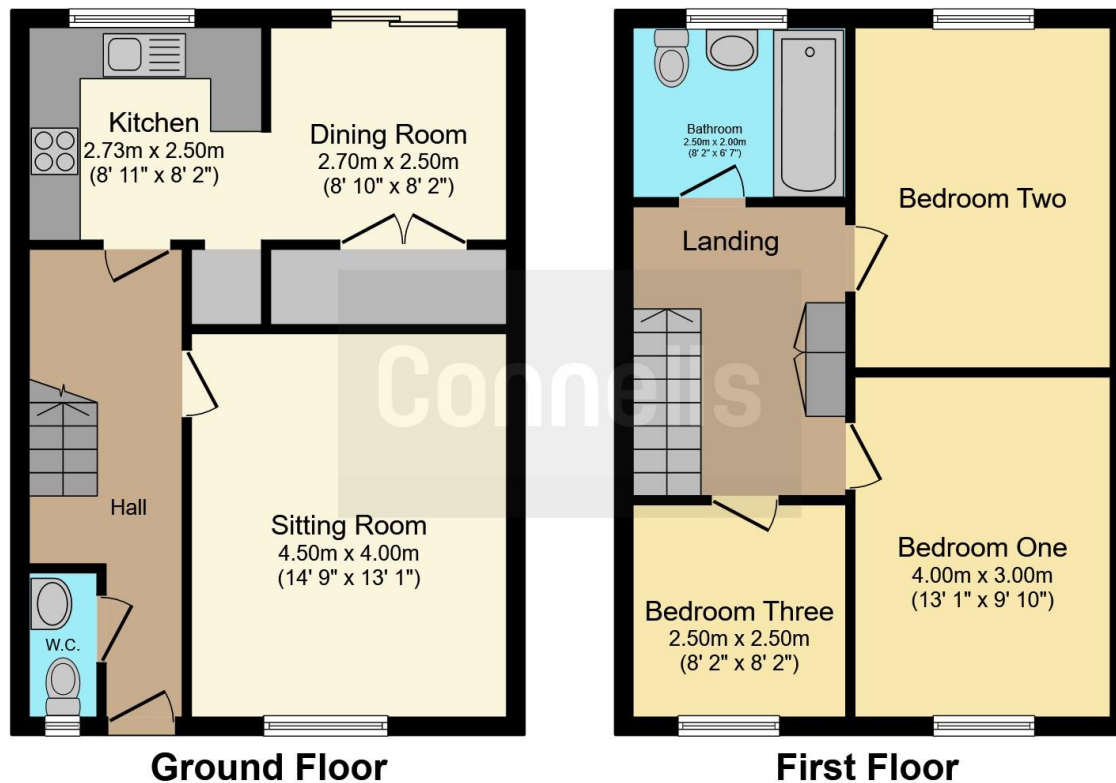
Outside Rear

To the rear is an enclosed garden with sun terrace seating area, brick built shed, lawned area, access to rear access.

Services

All services 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 Warndon Villages office, turn left onto Mill Wood Drive and turn right at the roundabout on to Wood Green Drive continue straight over 3 roundabouts and at the 4th roundabout turn left onto Cotswold Way. Continue for some time and turn left into Cranham Crive and second left into Brookthorpe Close where the property will be found on the right hand side as indicated by the agents for sale board

EPC Rating: Awaited

Tenure: Freehold



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Property Ref: WVL307051 - 0003