



Connells

Laurel Road
Worcester

Laurel Road Worcester WR4 9RT

For Sale offers over
£240,000



Property Description

Situated close to schools, shops and transport links this semi-detached home sits in the perfect location for growing families or commuters, offering ample living space downstairs with sitting room, dining room and conservatory giving plenty of space for entertaining! Upstairs you will find four bedrooms plus family bathroom making enough space for a growing family. Gardens are situated to the front and rear plus off road parking also features at the rear of the property giving ease to park vehicles.

Location

This home is situated in the area of Tolladine, which offers a variety of amenities including shops, take aways and bus routes. It gives access to Worcester City Centre and rail links from Shrub Hill Station and Foregate Street Station. There are Primary Schools with Hollymount School within easy reach and secondary school being Tudor Grange Academy.

Junction 6 of the M5 is approximately 2 miles away, giving access to the North and South. Also close to Blackpole industrial park with Mazak and Worcester Bosch within easy access.

Accommodation Details

The property comprises of entrance porch, entrance hall, sitting room, kitchen, dining room, cloakroom, conservatory, four bedrooms and bathroom.

The property further benefits from having off road parking and gardens to the front and rear.

Ground Floor

Entrance Porch

Sliding patio doors into porch, two side uPVC double glazed windows, glazed front door into

entrance hall.

Entrance Hall

Door to sitting room, stairs to first floor, ceiling light, double panel radiator.

Sitting Room

10' 10" x 13' 6" (3.30m x 4.11m)
Front facing uPVC double glazed window, door to kitchen, ceiling light, coving, Adam style fireplace with inset gas fire.

Kitchen

9' 8" x 15' 1" (2.95m x 4.60m)
Two rear facing uPVC double glazed windows, doors to conservatory, dining room, cloakroom. Fitted kitchen with a range of floor mounted and eye level units, stainless steel sink drainer unit, space for cooker, space and plumbing for washing machine, storage cupboard with fitted shelving, two ceiling lights, single panel radiator, ceramic tiled flooring.

Dining Room

12' 1" x 8' 11" (3.68m x 2.72m)
Side facing uPVC double glazed window, ceiling light, double panel radiator.

Cloakroom

WC.

Conservatory

6' 10" x 17' 6" (2.08m x 5.33m)
Part brick part uPVC construction, three skylights, patio door to garden, tiled flooring.

First Floor Landing

Doors to all bedrooms and bathroom with further steps to bedroom three.

Bedroom One

10' 7" min x 9' 6" (3.23m min x 2.90m)
Front facing uPVC double glazed window,
ceiling light, single panel radiator.

Bedroom Two

8' 10" x 12' 1" (2.69m x 3.68m)
Rear facing uPVC double glazed window,
ceiling light, signal panel radiator, wall
mounted combi boiler.

Bedroom Three

8' 10" x 12' 1" (2.69m x 3.68m)
Side facing uPVC double glazed window,
ceiling light, single panel radiator.

Bedroom Four

8' 4" x 8' 5" (2.54m x 2.57m)
Rear facing uPVC double glazed window,
ceiling light, single panel radiator.

Bathroom

Side facing uPVC double glazed window,
WC, wash hand basin, panel bath with
shower over, part tiled walls.

Outside Front

To the front of the property there is a lawned
fore garden with pathway to the front door
and pathway to gated access at the rear.

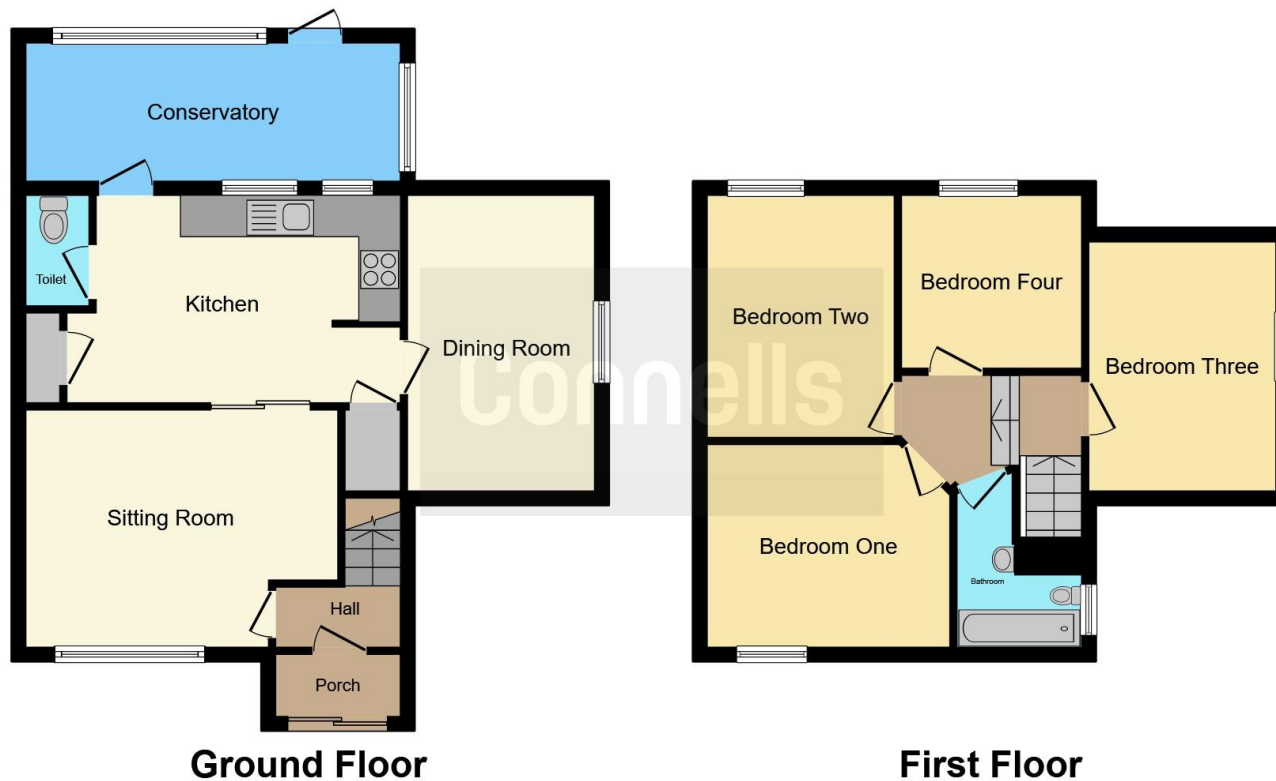
Outside Rear

To the rear of the property there is an
enclosed garden with a terraced area leading
to further garden and brick shed. There is
also access to off road parking.

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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view this property online connells.co.uk/Property/WVL307012

directions to this property:

From the Connells Warndon Villages office turn left onto Mill Wood Drive, at the roundabout turn right onto Woodgreen Drive. At the next roundabout turn left on Middle Hollow Drive bearing left at the traffic lights onto Tolladine Road. Continue for some time turning right onto Hollymount, continue for some time at the crossroad the road becomes Laurel Road, and the property will be found on the left with a 'For Sale' board.

EPC Rating: D Council Tax
 Band: B

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.

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