



Connells

Town Acres
Long Meadow Worcester

Town Acres Long Meadow Worcester WR4 0JQ

For Sale
£475,000



Property Description

Joining the market is this immaculately presented detached home situated in the popular residential area of Long Meadow, Warndon Villages. This property is close to local amenities plus easy access to the City Centre and motorway links making it a convenient location for all!

The property itself offers generous accommodation throughout with having three reception rooms, modern dining kitchen leading through to utility room and conservatory. The master bedroom is equipped with en-suite shower room, plus three further bedrooms and family bathroom upstairs.

Location

This property is located in the Meadows, which is one of the four areas that make up Warndon Villages.

The Meadows comprises of several sub sections, this property is located in Long Meadow which boasts a variety of local amenities such as; a shopping area with Tesco's express, hairdressers, vets and children's nursery.

For eating out there is the Barn Owl pub or if you fancy a night in there are several take-aways to choose from. For those looking for a quick bite while on the move, there is a Subway and Greggs.

In the middle of the Warndon Villages area is a Tesco's superstore, Doctors, Dentist and The Lyppards Pub. The Lyppard Hub is a community centre which offers mother and toddler groups, walking groups, book and gardening Clubs meaning it is fantastic for all age ranges.

Transport links to Worcester City Centre and Worcester Royal Hospital are available with bus routes through the villages. Junction 6 of the M5 is less than 2 miles away from the area making it perfect for anyone commuting or visiting elsewhere in the country.

Accommodation Details

The property comprises of entrance porch, entrance hall, cloakroom, sitting room, office, snug/ bedroom five, dining kitchen, utility room, conservatory, bedroom one with en-suite, three further bedrooms and bathroom.

The property further benefits from having driveway and enclosed rear garden.

Ground Floor

Entrance Porch

Composite door into entrance hall.

Entrance Hall

Doors to sitting room, snug/ bedroom five and dining kitchen, stairs to first floor, ceiling light, smoke detector, single panel radiator, wooden style flooring.

Sitting Room

11' 7" x 14' 9" (3.53m x 4.50m)
Front facing uPVC double glazed bay window, archway to dining kitchen, recess spotlights, coving, Adam style fireplace with living flame gas fire (currently disconnected), wooden style flooring.

Snug/ Bedroom Five

7' 8" x 17' 2" (2.34m x 5.23m)
Front facing uPVC double glazed window, recess spotlights, double panel radiator, wooden style flooring.

Dining Kitchen

20' 4" x 9' 5" (6.20m x 2.87m)
Rear facing sliding patio doors to conservatory, doors to utility room, office and understairs storage

cupboard, fitted kitchen with a range of floor mounted and eye level units, one and a half bowl porcelain sink, integrated dishwasher, three drawer stacker unit, double electric oven and hob, space for fridge/ freezer.

Utility Room

5' x 6' 9" (1.52m x 2.06m)
Rear facing uPVC double glazed window, part glazed door to garden, door to cloakroom, stainless steel sink drainer unit, space and plumbing for washing machine, range of eye level and floor mounted units.

Cloakroom

Side facing uPVC double glazed window, WC, wash hand basin, single panel radiator.

Office

13' x 8' 6" (3.96m x 2.59m)
Front facing uPVC double glazed window, French doors to garden, two ceiling lights, double panel radiator, access to loft space via hatch, wooden style flooring.

Conservatory

11' 6" x 18' 1" (3.51m x 5.51m)
Part brick and part uPVC construction, French doors to garden, double panel radiator.

First Floor Landing

Doors to all bedrooms and bathroom, access to loft space via loft ladder, door to airing cupboard.

Bedroom One

14' 9" max x 13' 1" max (4.50m max x 3.99m max)
Front facing uPVC double glazed window, door to en-suite, ceiling light, single panel radiator, built in double wardrobes.

En-Suite

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

Bedroom Two

14' 9" x 8' 2" (4.50m x 2.49m)

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

Bedroom Three

9' 10" x 9' 10" (3.00m x 3.00m)
Rear facing uPVC double glazed window, ceiling light, single panel radiator, built in double wardrobes.

Bedroom Four

8' 2" x 6' 7" (2.49m x 2.01m)
Rear facing uPVC double glazed window, ceiling light, single panel radiator, built in single wardrobe.

Bathroom

Rear facing uPVC double glazed window, panel bath, WC, wash hand basin, recess spotlights, chrome ladder style radiator.

Outside Front

To the front of the property there is a block paved driveway providing off road parking for multiple vehicles, gated access to the rear.

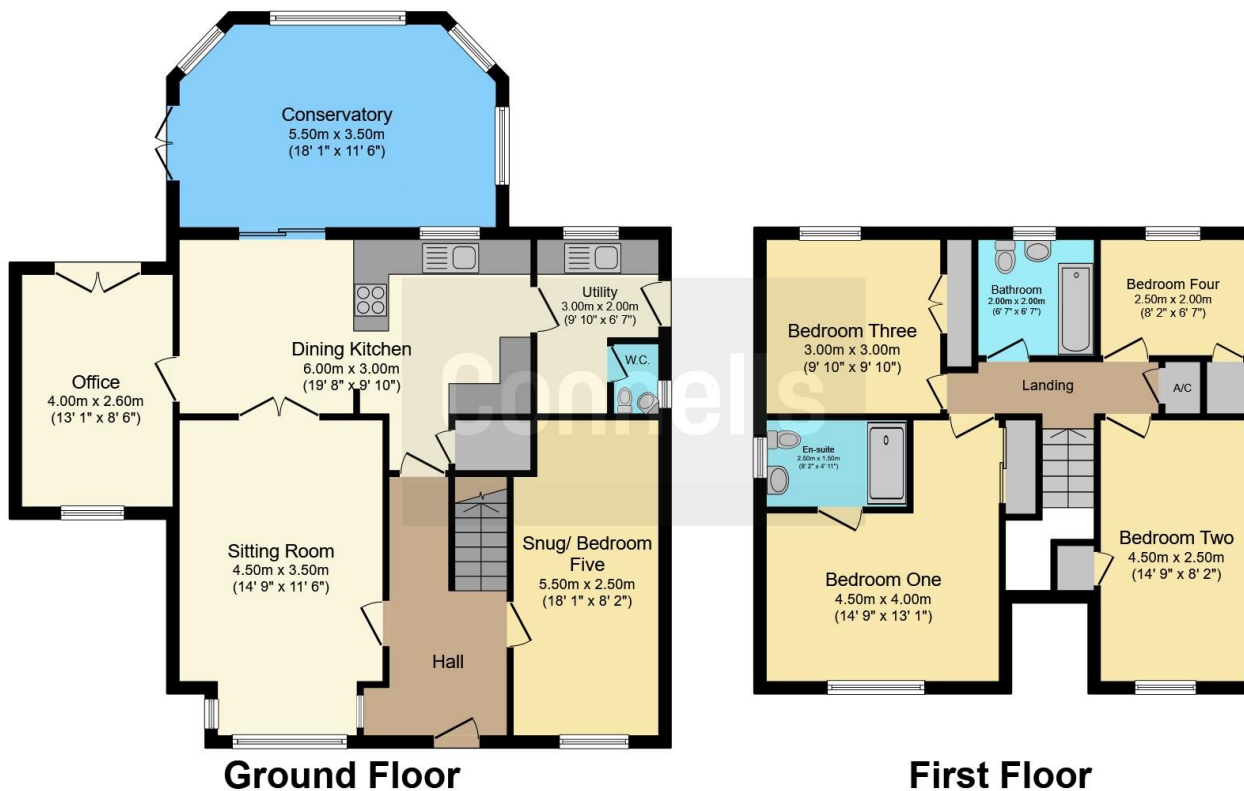
Outside Rear

To the rear of the property there is an enclosed garden with block paved patio area, steps up to laid to lawn area and decked seating area, established borders, cold water tap and gated access to the front.

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

To view this property please contact Connells on

T 01905 724555
E warndonvillages@connells.co.uk

Ankerage Green
 WORCESTER WR4 0DZ

view this property online connells.co.uk/Property/WVL307016

directions to this property:

From the Warndon Villages office, turn right off Ankerage Green onto Mill Wood drive and follow the road to the junction. Turn left onto Plantation Drive and take the second exit off the roundabout onto Marsh Avenue, follow the road for sometime and then turn right onto Town Acres. The property will be located on the left hand side.

EPC Rating: C Council Tax
 Band: E

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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