



Connells

Darwin Avenue
Worcester



Property Description

Situated in a popular residential area of Worcester, this semi-detached townhouse has been finished to a high specification throughout with beautifully furnished modern features.

On the ground floor the property offers open plan dining kitchen with integrated appliances plus bi-fold doors out to a low maintenance landscaped garden and utility/ WC. Sitting room, bathroom and bedroom three are situated on the first floor and finished to a high standard. The master bedroom is equipped with en-suite shower room and also accompanied with the second bedroom on the second floor.

Outside to the side of the property is a driveway offering off road parking for two vehicles and access to the garage.

Location

Worcester City Centre is made up of a variety of large High Street brands, as well as lots of boutiques and independent retailers. Within the High Street there are many restaurants, pubs and wine bars.

Junction 7 of the M5 motorway is only a short drive away (approximately 3 miles) and the city also benefits from having two train stations at Foregate Street and Shrub Hill. These stations serve Birmingham and are also on a direct line to London Paddington.

Education within the city centre comprises a variety of schools, including Stanley Road, St Georges RC, Cherry Orchard Primary School and Blessed Edward Secondary School to name a few. Worcester also boasts some well-regarded Private schools including Kings and Royal Grammar School as well as the University which is well known for its teaching and sporting degrees in addition to its research work.

Ground Floor

Entrance Porch

Composite door to entrance hall.

Entrance Hall

Doors to dining kitchen and cloakroom/ utility, stairs to first floor, understairs storage, recess spotlights, smoke detector, single panel radiator, Moduleo flooring.

Cloakroom/ Utility

6' 7" x 12' 5" (2.01m x 3.78m)

Side facing uPVC double glazed window, recess spotlights, vertical radiator, WC and wash hand basin inset into unit, space and plumbing for washing machine and tumble dryer, larger unit, Moduleo flooring.

Dining Kitchen

Dining Area

10' x 8' 11" (3.05m x 2.72m)

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

Seating Area

8' 11" x 6' 6" (2.72m x 1.98m)

Ceiling light, vertical radiator, Moduleo flooring.

Kitchen

13' 9" x 11' 11" (4.19m x 3.63m)

Rear facing bi-fold doors to garden, fitted kitchen with a range of floor mounted and eye level units, island unit, stainless steel single sink drainer unit inset into work surfaces, wine cooler, integrated dishwasher, integrated fridge, integrated freezer, steam oven, two integrated electric ovens, microwave, induction hob with extractor hood over, wall mounted boiler, recess spotlights, under counter lighting, Moduleo flooring.

First Floor Landing

Side facing uPVC double glazed window, stairs to second floor, doors to sitting room, bathroom and bedroom three, recess spotlights, single panel radiator.

Sitting Room

12' x 15' 4" (3.66m x 4.67m)

Two rear facing uPVC double glazed windows, recess spotlights, single panel radiator, insulation to two walls.

Bathroom

Part tiled suite with P-shaped bath with shower over, wash hand basin and WC inset into vanity unit, recess spotlights, single panel radiator, extractor fan, ceramic wooden effect flooring.

Bedroom Three

8' 11" x 10' 6" (2.72m x 3.20m)

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

Second Floor Landing

Side facing uPVC double glazed window, doors to bedroom one and two, recess spotlights, smoke detector, access to loft space via hatch, airing cupboard.

Bedroom One

13' 11" plus wardrobes x 12' plus recess (4.24m plus wardrobes x 3.66m plus recess)

Two rear facing uPVC double glazed window, door to en-suite, recess spotlights, ceiling light, double panel radiator, two built in double wardrobes with sliding mirrored doors and fitted shelving and dressing table.

En-Suite

Double walk-in shower cubicle, wash hand basin inset into vanity unit, WC, mirror and fitted cabinet, chrome ladder style radiator, marble style walls and ceramic tiled flooring.

Bedroom Two

10' 1" plus wardrobes x 15' 11" max (3.07m plus wardrobes x 4.85m max)

Two front facing uPVC double glazed windows, recess spotlights, ceiling light, double panel radiator, built-in double wardrobe with sliding mirrored doors, wooden style flooring.

Outside Front

To the front of the property there is a low maintenance foregarden with pathway to the front door, gated access to the rear, driveway to the side of the property with access to the garage.

Garage

19' 3" x 8' 9" (5.87m x 2.67m)

Up and over door.

Outside Rear

To the rear of the property there is an enclosed garden which is low maintenance with established borders, decked seating area with further terrace, fully retractable electric awning, outside double electric sockets and cold water tap.

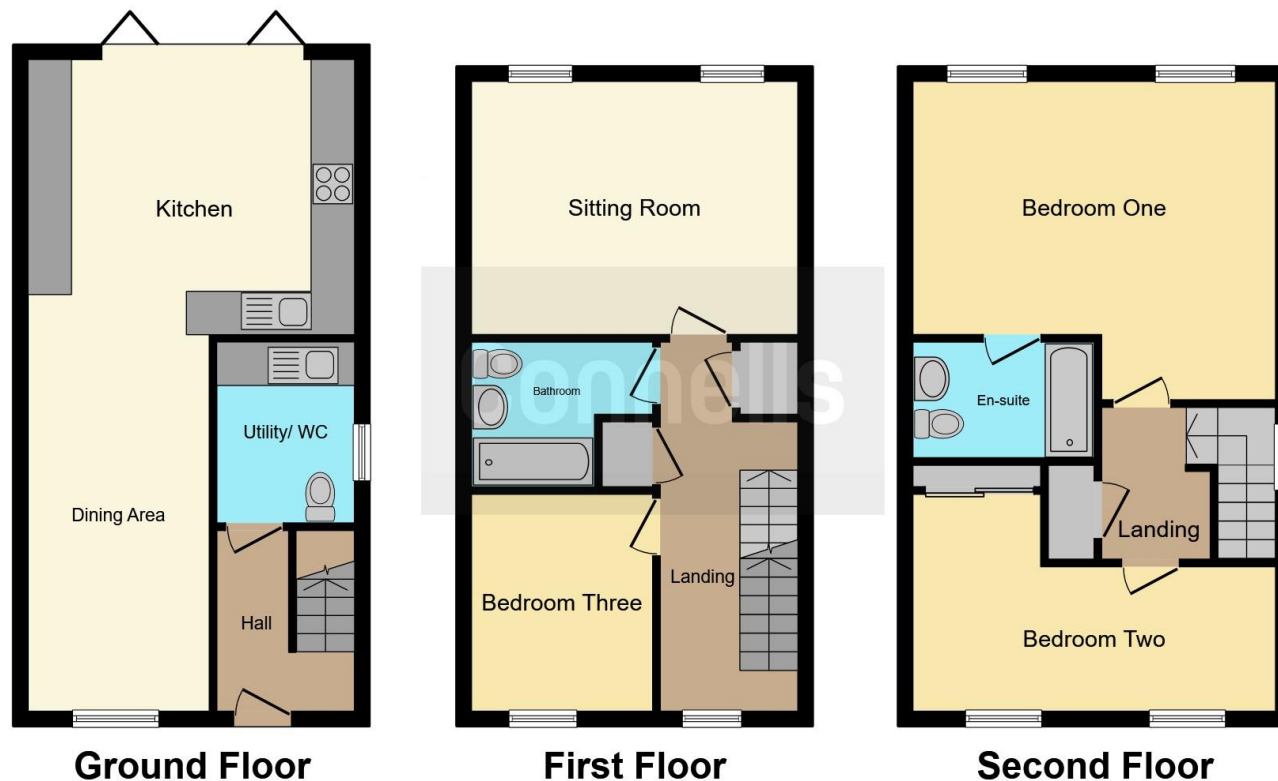
Services

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 the Warndon Villages office turn left onto Mill Wood Drive and then at the roundabout take the first exit onto Woodgreen Drive. Follow the road and take the second exit onto the next roundabout and then the third exit onto Newtown Road, follow the road for some time and then at the traffic lights take a right turn onto Darwin Avenue, the property will be on the right hand side.

EPC Rating: Awaited

Tenure: Freehold



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