



Connells

Newtown Road  
Worcester





## Property Description

Situated close to the City Centre and the hospital this three bedroom home is perfect for professionals working at the hospital or in the Town Centre! The property further benefits from having gardens to the front and rear and en-bloc 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.

## Accommodation Details

The property comprises of entrance porch, entrance hall, sitting/ dining room, kitchen, conservatory, three bedrooms, bathroom.

The property further benefits from having gardens to the front and the rear, en-bloc garage.

## Ground Floor

### Entrance Porch

Obscure uPVC double glazed window, uPVC double glazed door to entrance hall.

### Entrance Hall

Door to sitting/ dining room, ceiling light.

### Sitting/ Dining Room

#### Sitting Area

15' 1" x 11' 11" ( 4.60m x 3.63m )  
Front facing uPVC double glazed window, stairs to first floor, two ceiling lights, double panel radiator.

#### Dining Area

11' 8" x 8' 2" ( 3.56m x 2.49m )  
Rear facing French doors to conservatory, door to kitchen, ceiling light, double panel radiator.

### Kitchen

6' 6" x 11' 6" ( 1.98m x 3.51m )  
Rear facing uPVC double glazed window, glazed door to garden, fitted kitchen with stainless steel sink drainer unit, space and plumbing for washing machine, space for fridge/ freezer, space for cooker, range of floor mounted and eye level units, ceramic tiled flooring.

### Conservatory

9' 3" x 12' 10" ( 2.82m x 3.91m )  
French doors to garden, part brick construction and part uPVC construction.

### First Floor Landing

Doors to all bedrooms and bathroom, access to loft space via hatch, ceiling light.

### Bedroom One

8' 4" x 13' 8" ( 2.54m x 4.17m )  
Front facing uPVC double glazed window, ceiling light, single panel radiator, two built in double wardrobes.

## Bedroom Two

8' 4" x 9' 10" ( 2.54m x 3.00m )

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

## Bedroom Three

7' 8" min x 6' 5" max ( 2.34m min x 1.96m max )

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

## Bathroom

Rear facing uPVC double glazed window, bath with shower over, WC, wash hand basin, ceiling light, single panel radiator.

## Outside Front

To the front of the property there is a lawned foregarden with steps to the front door.

## Outside Rear

To the rear of the property there is an enclosed tiered garden with established borders of wildflower and shrubs, gated access to the front, cold water tap and seating areas.

## Garage

15' 7" x 7' 5" ( 4.75m x 2.26m )

Up and over door.

## 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](http://www.focalagent.com)

To view this property please contact Connells on

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**view this property online** [connells.co.uk/Property/WVL307042](http://connells.co.uk/Property/WVL307042)

#### Directions to this property:

From the Warndon Villages office turn left off Ankerage Green onto Mill Wood Drive and then take the first exit off the roundabout onto Woodgreen Drive. Take the second exit over the next roundabout and then the third exit onto Newtown Road. Follow the road for sometime and you will find the property on the left hand side.

**EPC Rating: Awaited**



Tenure: Freehold



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