



Connells

Little Piece
Lyppard Woodgreen Worcester

Little Piece Lyppard Woodgreen Worcester WR4 0RR

For Sale offers over
£220,000



Property Description

Situated in the popular residential area of Lyppard Woodgreen, Warndon Villages this two bedroom home is nestled in a small cul-de-sac of Little Piece. Offering contemporary living throughout off road parking for two vehicles and enclosed rear garden. There is no onward chain.

Location

The Lyppards are one of four areas that make up the Warndon Villages. With several local amenities such as the Lyppard Grange which houses a doctors surgery, dentist, take away's, hairdressers, nursery, convenience store and the Lyppard Hub, this area is perfect for anyone looking to move into a family orientated area, offering a wonderful community and all of the above on your doorstep. The Lyppard Hub also offers a range of activities such as book clubs, gardener groups, youth clubs and rooms for hire. Another handy local amenity located next to the Lyppard Grange is the Tesco superstore, with Petrol Station, Timpsons and Costa for those fresh early morning coffees.

There are several pathways and cycle paths through the area making it great for outdoor walks, either to get to the local parks or for walking the dog! With buses that come every 10 minutes, you are able to get into the Centre of Worcester and to Worcester Royal Hospital with ease.

This home is located in the area of Lyppard Woodgreen, which is a sub area of the Lyppards itself. School catchment is Lyppard

Grant primary school and Tudor Grange Academy, the local secondary school which have both been voted "good" by Ofsted.

For commuters this area is 1.5 miles away from Junction 6 of the M5, giving easy access to all parts of the country.

Accommodation Details

The property comprises of entrance hall, sitting room, dining kitchen, two bedrooms and bathroom.

The property further benefits from having off road parking and enclosed rear garden.

Ground Floor

Entrance Hall

Side facing double glazed window, pendant ceiling light, smoke detector, single panel radiator, telephone point, door to sitting room, stairs to first floor.

Sitting Room

10' 1" x 13' 9" (3.07m x 4.19m)

Front facing double glazed window, brick built feature fireplace with inset gas fire, ceramic tiled hearth, pendent ceiling light, single panel radiator, TV aerial point, telephone point, door to understairs storage cupboard and dining kitchen.

Dining Kitchen

8' x 13' 3" (2.44m x 4.04m)

Rear facing double glazed window, single drainer stainless steel sink unit with cupboard below, two corner floor mounted units, three quarter height larder unit, four drawer stacker unit, cooker included with kitchen spec, space and plumbing for automatic washing machine, range of eye level units, two ceiling lights, part ceramic tiled walls, single panel radiator, ceramic tiled flooring, part glazed door to rear garden.

First Floor Landing

Side facing double glazed window, pendant ceiling light, access to insulated roof space, doors to bedrooms and bathroom.

Bedroom One

10' x 12' (3.05m x 3.66m)

Front facing double glazed window, ceiling light, single panel radiator, built in double wardrobe with hanging rail and shelving, door to airing cupboard containing 'Worcester' combination boiler to serve central heating and domestic hot water.

Bedroom Two

7' x 10' (2.13m x 3.05m)

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

Bathroom

Rear facing opaque double glazed window, panel bath with electric shower over, low level wc, pedestal wash hand basin, ceiling light, ceiling extractor, part ceramic tiled walls, single panel radiator, wood laminate flooring.

Outside Front

To the front of the property is road parking, gated side access.

Outside Rear

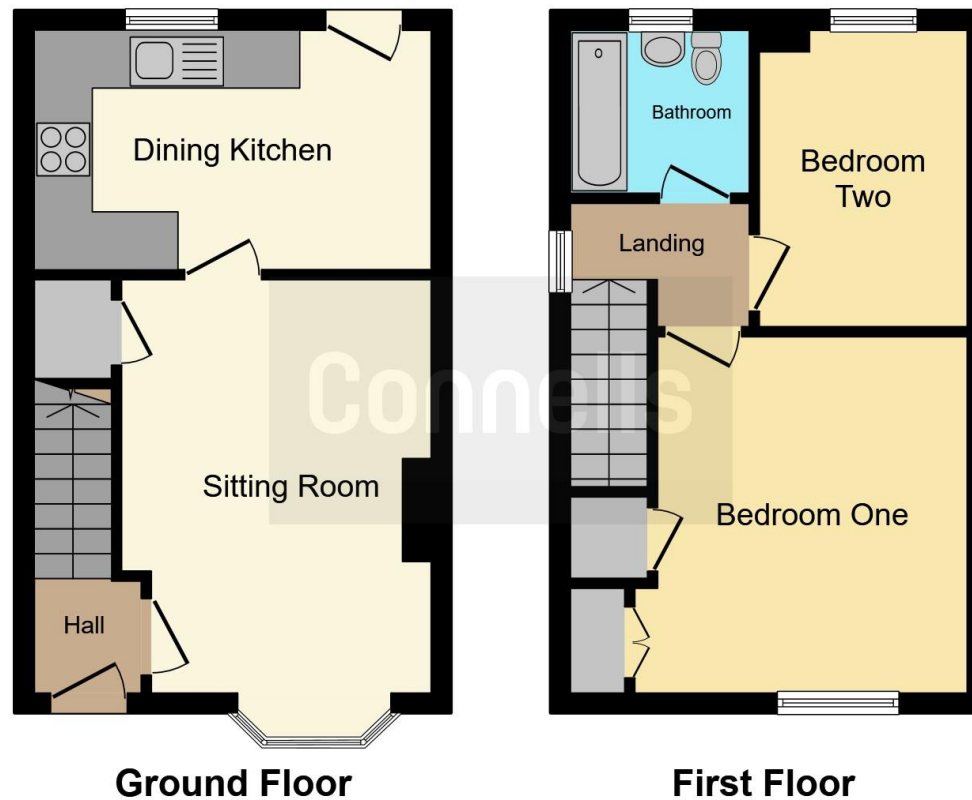
To the rear of the property is an enclosed low maintenance garden with sun terrace and gated side access.

Services

All mains services are connected to the property.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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/WVL306414

directions to this property:

From Connells Warndon Villages office proceed out of Ankerage Green turning right into Mill Wood Drive, continue along Mill Wood Drive turning left into Debdale Avenue, continue along Debdale Avenue taking the first left turn into Little Piece where the property will be located on the left hand side as denoted by our Connells "For Sale" board.

EPC Rating: C 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVL306414 - 0005