



Connells

Selsey Close
Worcester



Property Description

A maisonette in a cul de sac location that is situation close to amenities, Worcester City Centre and transport links. The property has hall leading to the first floor, landing, Sitting room, kitchen, two bedrooms and a bathroom. It has been well maintained and there is a shared garden.

The property benefits from gas fired central heating and uPVC double glazing.

Location

The area of Warndon has access to local amenities which include doctors, library, local shops, take aways, beauty salons and Sainsburys. The area also has access to Elgar retail park with outlets such as Homebase, Home Sense, Next, Argos, Halfords and M&S Food.

There is easy access to transport links with bus routes, junction 6 of the M5. There is within close reach, Industrial areas with employers such as Mazak, GTech and Worcester Bosch.

Accommodation

The property is approached by a gate into the shared garden, there is a hall, leading to the first floor and there is access to the sitting room, kitchen, bathroom and two bedrooms.

Accommodation Details

Ground Floor

Canopied Porch

Courtesy lighting, storage cupboard, composite door.

Hall

Ceiling light, wood light point, stairs to first floor.

First Floor

Landing

Ceiling light, coving to ceiling, storage cupboard with shelving space and plumbing. Doors to sitting room, kitchen, bathrooms, two bedrooms.

Sitting Room

10' 6" x 13' 10" (3.20m x 4.22m)

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

Kitchen

8' 10" x 5' 5" (2.69m x 1.65m)

Front facing uPVC double glazed window, stainless steel single drainer sink unit set into work surfaces, induction hob with single electric oven under, integral fridge, drawer stacker unit, range of eye and floor mount units, recessed spotlights.

Bedroom One

13' 6" x 9' 10" (4.11m x 3.00m)

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

Bedroom Two

11' 10" x 5' 11" (3.61m x 1.80m)

Front facing uPVC double glazed window, ceiling light, single panel radiator, cupboard housing combination boiler.

Bathroom

Front facing uPVC double glazed window, "p" shaped bath with shower over, WC, wash hand basin inset into vanity unit, ceiling light, chrome ladder style radiator, part tiled walls, wood laminate flooring.

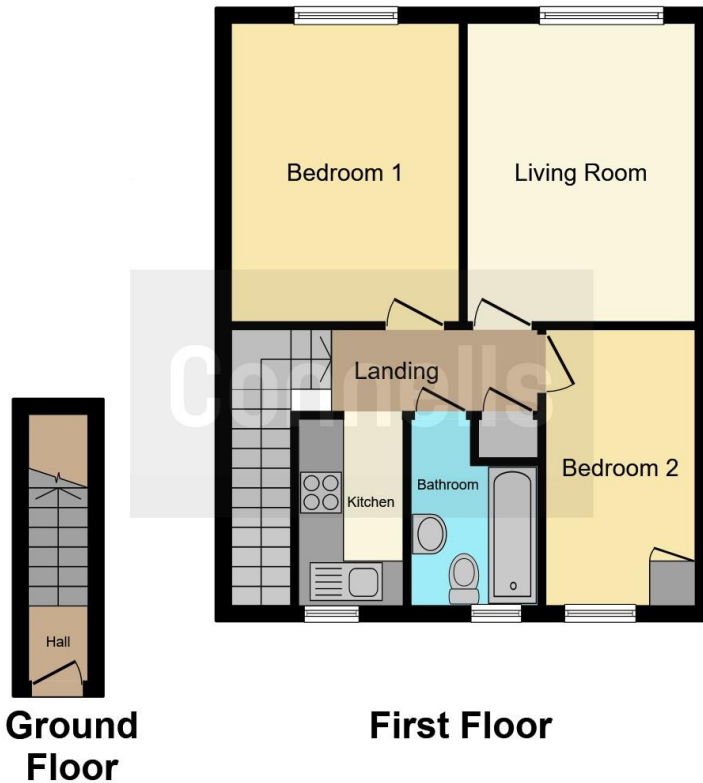
Outside

To the outside of the property is a low maintenance garden that is shared with the ground floor maisonette. It has raised beds and slate areas., pathway to the front door.

Services

All services are connected.





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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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

directions to this property:

From the Connells Warndon Villages office, turn left onto Mill Wood Drive and proceed to the roundabout, take the third exit onto Woodgreen Drive and proceed to the roundabout. Take the first exit onto Middle Hollow Drive and follow the filter lane to the traffic lights and turn right onto Tolladine Road. Follow the road straight over the mini roundabout onto Windermere Drive and follow the road for some time. Take the fourth right turn onto Cranham Drive and follow this road until you reach a right hand bend. Turn left onto Cranham Drive, follow the road round and turn left onto Senny Close. The property is on the left.

EPC Rating: C
 Council Tax Band: A
 Service Charge: Ask
 Ground Rent: 204.21
 Tenure: Leasehold



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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