



Windermere Drive  
WORCESTER





### Property Description

Close to local amenities is this three bedroom semi-detached home, there is no onward chain. 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 away's, 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 Details

Semi-detached home, situated close to amenities, having hall, sitting room, dinning kitchen, 3 bedrooms, YWCA and bathroom. There is off road parking to the front, garden to the rear. The property benefits from gas fired central heating, uPVC double glazing, no onward chain.

### Ground Floor

#### Entrance Hall

uPVC part glazed door leading into hall. Coving ceiling, double paneled radiator, wall light point, stairs to first floor, doors to dinning kitchen and sitting room.

#### Sitting Room

17' 11" x 11' 4" ( 5.46m x 3.45m )  
Front facing uPVC double glazed window, UPVC double glazed door to garden with windows either side, gas fire inset into brick hearth and mantle, with display areas, 2 wall light points and coving ceiling, double paneled

radiator.

### Dinning Kitchen

#### Kitchen

11' 11" x 9' 5" ( 3.63m x 2.87m )  
Rear facing uPVC double glazed windows, uPVC part glazed door to side, stainless steel single drainer sink unit, a range of eye level and floor mounted units, space for cooker, serving hatch, under stair storage cupboard, archway to dining area.

### Dinning Area

9' 3" x 5' 8" ( 2.82m x 1.73m )  
Front facing uPVC Double glazed windows, coving ceiling light, double panelled radiator.

### 1st Floor

#### Landing

Access to loft space, doors to bathroom, WC, bedrooms, airing cupboard with hot water tank, ceiling light.

#### Bedroom 1

9' 10" max x 11' ( 3.00m max x 3.35m )  
Front facing uPVC double glazed window triple wardrobes with sliding doors, coving ceiling, wall light point, single paneled radiator.

#### Bedroom 2

Front facing uPVC Double glazed window, wall light point, coving ceiling, single built in wardrobe, single paneled radiator.

#### Bedroom 3

7' 2" x 8' 7" ( 2.18m x 2.62m )  
Rear facing uPVC Double glazed



window, ceiling light, coving ceiling, double paneled radiator, storage.

## WC

Rear facing uPVC Double glazed window, ceiling light, WC.

## Bathroom

Side facing uPVC double glazed window, bath, wash hand basin inset into vanity unit, ceiling light, single panel radiator.

## Outside

### Front

To the front is off road parking for several vehicles, car port, access to rear garden.

### Rear Garden

Mainly low maintenance garden with sun terrace, gated access to side, gated access to front, further garden and garden shed.

## Services

All services connected to the property.





To view this property please contact Connells on

**T 01905 724555**  
**E [warndonvillages@connells.co.uk](mailto:warndonvillages@connells.co.uk)**

Ankerage Green  
WORCESTER WR4 0DZ

**check out more properties at [connells.co.uk](http://connells.co.uk)**

#### directions to this property:

From the Warndon Villages office turn left onto Ankerage Green, Turn left onto Mill Wood Dr, At the roundabout, take the 3rd exit onto Woodgreen Dr, At the roundabout, take the 1st exit onto Middle Hollow Dr. Turn right onto Tolladine Rd, At the roundabout, continue straight onto Windermere Drive where you will find the property located on the left hand side.

EPC Rating: D    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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WV307143 - 0002