



Connells

Howlett Place
Worcester



Property Description

Situated close to Worcester Royal Hospital is this home in a cul de sac location with gas central heating and uPVC double glazing. There is a downstairs cloakroom, sitting room, dining kitchen, three bedrooms, family bathroom and en suite.

There is a garage, off road parking, rear garden and no onward chain.

Location

Harleys

The Harleys are one of four areas that make up the Warndon Villages, Worcester. Great for all buyers, this area provides something to do for everyone! There are several cycle paths, private walks and the property is within easy distance of the Countryside Centre: giving access to woodland walks and a boutique cafe. For commuters, junction 6 of the m5 is less than 2 miles away.

The area is close to the Worcester Royal Hospital and Lyppard Grange Centre comprising of a doctors, dentists, hairdressers, Chinese, fish and chip shop, children's nursery and the Lyppard Hub. This offers a variety of services and activities including book clubs, walking groups, toddler groups, gardeners' group and youth club, making it perfect for all ages! The Centre is also home to the Lyppard Grange pub with a large beer garden and a Tesco Superstore with petrol station.

Harley Bakewell

This house is located in the area which is closest to Worcester Royal Hospital in an area of two, three, four and five bedroomed houses and a range of bungalows. The area is in the catchment for Nunnery Wood High School with its voted good Ofsted and excellent sports programme and facilities.

Property Description

This family home has hall, cloakroom, sitting room, dining kitchen, three bedrooms, en suite and family bathroom. There is a garage and rear garden. The property benefits from gas fired central heating and uPVC double glazing.

Accommodation Details

Ground Floor

Canopied porch with part glazed door to hall.

Entrance Hall

Ceiling light, door to sitting room, single panel radiator, stairs to First Floor.

Cloakroom

Front facing uPVC double glazed window, WC, wash hand basin, ceiling light, single panel radiator.

Sitting Room

Front facing uPVC double Glazed window, Adam style fireplace with living flame gas fire, ceiling light, double panel radiator, door to dining Kitchen

Kitchen

16' 4" x 9' (4.98m x 2.74m)

Rear facing uPVC double glazed windows, Stainless steel 1 1/2 bowl single drainer sink unit, range of eye and floor mounted units, single electric oven, four gas ring hood with cookerhood over, space for washing machine and fridge freezer, wall mounted combination boiler patio doors to garden.

First Floor

Landing

Side facing uPVC double glazed windows, ceiling light, doors to bedrooms and bathroom, access to loft space.

Bedroom One

11' 6" x 10' 3" (3.51m x 3.12m)

Front facing uPVC double glazed window, ceiling light, single panel radiator, door to en-suite.

En Suite

Side facing uPVC double glazed window, shower cubicle, WC, wash hand basin, ceiling light, radiator.

Bedroom Two

10' 3" x 10' 2" (3.12m x 3.10m)

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

Bedroom Three

7' 9" x 6' 9" (2.36m x 2.06m)

Rear facing uPVC double glazed windows, ceiling light, single panel radiator.

Bathroom

Rear facing uPVC double glazed window, bath, WC, Wash hand basin, ceiling light, part tiled walls, single panel radiator.

Outside

Front Garden

Driveway providing off road parking, area of block paved foregarden.

Rear Garden

Enclosed with sun terrace, door to garage, established borders, cold water tap.

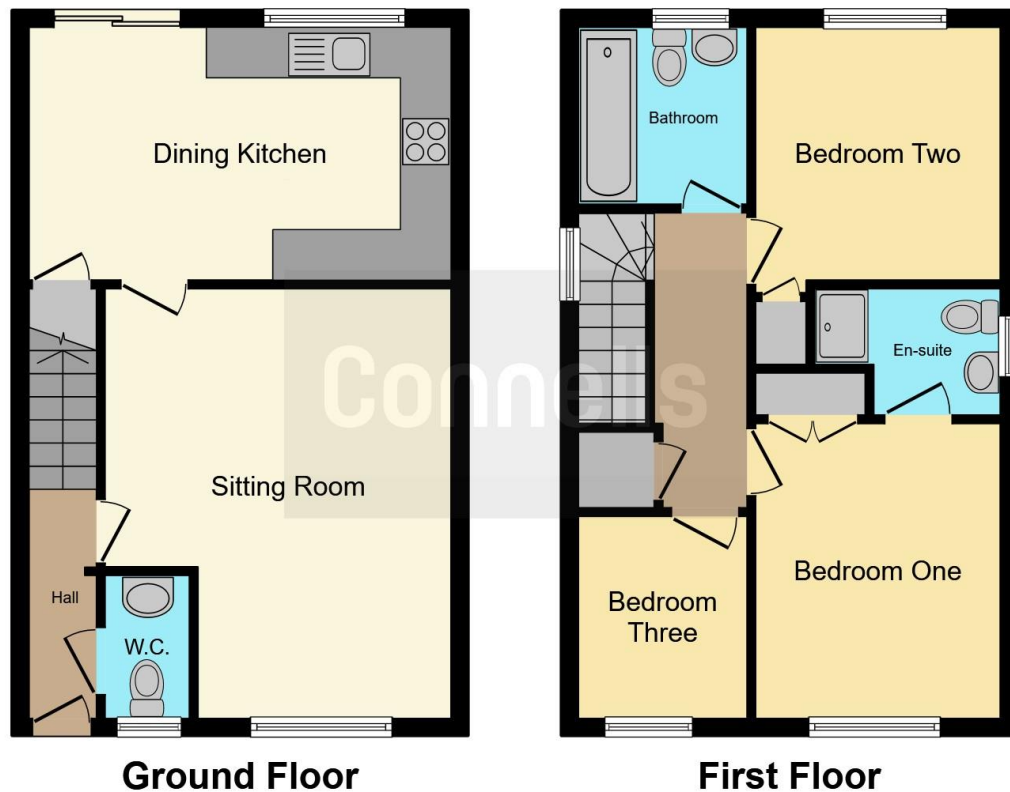
Garage

Up and over door, light and power, door to garden.

Services

All services 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 Connells Warndon Villages office turn left into Mill Wood Drive, at the traffic island turn left into Woodgreen Drive, at the next traffic island turn left into Dugdale Drive, turn second right into Fowler Avenue, take the third turn right into Dunmow Avenue, take the first left turn into Howlett Place where the property will be found on the left hand side.

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold



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