



**Connells**

Waggon Place  
Long Meadow Worcester



# Waggon Place Long Meadow Worcester WR4 0HN

For Sale offers over  
**£390,000**



## Property Description

Connells are delighted to present this beautifully presented detached home, situated in a cul-de-sac location the property offers sitting room, open plan dining kitchen with utility room and downstairs WC and part-converted garage to act as a pantry for the current owners. Upstairs there is bedroom one with en-suite and built-in wardrobes, three further bedrooms plus family bathroom. Outside offers a driveway providing off road parking, at the rear there is an enclosed tiered garden. The property is within walking distance to local amenities, close to motorway access and the hospital.

## Location

This property is located in the Meadows, which is one of the four areas that make up Warndon Villages.

The Meadows comprises of several sub sections, this property is located in Long Meadow which boasts a variety of local amenities such as a shopping area with Tesco's express, hairdressers, vets and children's nursery.

For eating out there is the Barn Owl pub or if you fancy a night in there are several take-aways to choose from. For those looking for a quick bite while on the move, there is a Subway and Greggs

## Accommodation Details

The property comprises of entrance hall, cloakroom, sitting room, dining kitchen, utility room, pantry, bedroom one with en-suite, three further bedrooms, bathroom.

The property further benefits from having driveway, part converted garage and enclosed rear garden.

## Ground Floor

### Entrance Floor

Stairs to first floor, door to sitting room, ceiling light, single panel radiator, wooden laminate flooring

### Sitting Room

15' 2" x 15' 9" ( 4.62m x 4.80m )  
Front facing uPVC double glazed window, ceiling light, Adam style fireplace, single panel radiator, wooden laminate flooring.

### Dinning Kitchen

10' 8" x 19' 9" ( 3.25m x 6.02m )  
Rear facing uPVC double glazed window, Rear facing patio door to garden, door to pantry, door to utility room, fitted kitchen with a range of floor mounted units, range of eye level units, single bowl sink drainer unit, electric hob with cooker hood over, integral oven, spotlights, vertical radiator, wooden laminate flooring.

### Utility Room

4' 9" x 6' 10" ( 1.45m x 2.08m )  
Side facing uPVC obscure double-glazed window, rear facing patio door to garden, access to loft space, spotlights, single panel radiator, single bowl sink, space and plumbing for washing machine and tumble dryer, wooden laminate flooring.

### Pantry

7' 8" x 8' 5" ( 2.34m x 2.57m )  
Spotlights, wooden laminate flooring.

## First Floor Landing

Doors to all bedrooms and bathroom, airing cupboard, access to loft space, spotlights

### Bedroom One

10' 7" x 12' 1" ( 3.23m x 3.68m )  
Front facing uPVC double glazed windows, door to en-suite, ceiling light, single panel radiator, built-in wardrobe.

## En-Suite

Front facing uPVC obscure glazed window, walk-in shower unit, WC, vanity wash hand basin, spotlights, vinyl flooring.

## Bedroom Two

7' 9" x 15' 3" ( 2.36m x 4.65m )

Front and rear facing uPVC double glazed windows, spotlights, double panel radiator, built-in wardrobe.

## Bedroom Three

7' 5" x 9' ( 2.26m x 2.74m )

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

## Bedroom Four

8' 1" x 8' 7" ( 2.46m x 2.62m )

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

## Bathroom

Side facing uPVC obscure glazed window, bath with shower over and glass shower screen, WC, wash hand basin, shaver point, chrome heated towel rail, spotlights, wooden laminate flooring.

## Outside Front

To the front of the property there is a paved driveway with lawned foregarden and side access to the rear.

## Part Converted Garage

Up and over door, power, lighting,

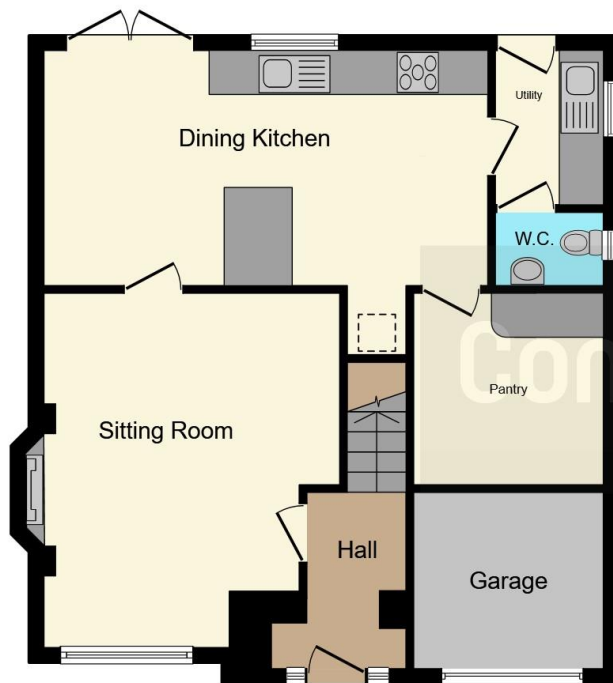
## Outside Rear

To the rear of the property there is an enclosed tiered garden which is mainly laid to lawn with patio area, established boundaries and side access to the front.

## Services

All mains are connected to the property.





**Ground Floor**



**First Floor**

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

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Ankerage Green  
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**view this property online [connells.co.uk/Property/WVL307264](http://connells.co.uk/Property/WVL307264)**

**directions to this property:**

From the Connells Warndon Villages office, turn right off Ankerage Green onto Mill Wood Drive and proceed until you get to the junction. Turn left onto Plantation Drive and take the second exit over the roundabout onto March Avenue. Continue for some time until you turn left onto Waggon Place, the property will be located on the right-hand side.

EPC Rating: C Council Tax  
 Band: D

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.

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