



Connells

Bomford Hill
Worcester

Bomford Hill Worcester WR4 0PW

For Sale offers over
£365,000



Property Description

Located in a quiet residential area, but just a few minutes' walk away from Tesco supermarket and the Lyppard Hub with all its amenities. Worcester Royal Hospital and the Country Park are a 15-minute walk away. This three-bedroom home is spacious, well-presented and perfect for growing families. The ground floor has been extended, offering flexible accommodation. There is off road parking for four cars, a good-sized rear garden, double glazing and central heating throughout.

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 Goodacre

This property is located in the area of Harley Goodacre and has lots of walkways through to The Lyppard Centre and the nature reserve with protected newts. The primary school catchment Lyppard Grange and then Secondary Tudor Grange, an academy with voted good by Ofsted.

Property Description

Located in a quiet residential area, this three-bedroom family home is spacious, well-presented and perfect for growing families. This property has a driveway for off road parking, a good-sized rear garden, double glazing and central heating throughout. The property has been extended and has a second utility and study. The property has gas fired central heating and uPVC double glazing.

Accommodation Details

Ground Floor

Entrance Porch

Side facing double glazed window, door to hall, recess lighting, stone tiles

Entrance Hall

Door to dining room, downstairs WC and sitting room, single panel radiator, ceiling light, carpeted, stairs to first floor.

Cloakroom

Side facing double glazed window, single panel radiator, WC, ceiling light, wash hand basin and storage unit.

Sitting Room

12' 11" x 13' 10" (3.94m x 4.22m)

Front facing double glazed bay window, two double panel radiators, coal effect gas fire, ceiling light, Internet point, door to hall, wall light.

Dining Room

9' 1" x 10' 11" (2.77m x 3.33m)

Ceiling light, double panel radiator, carpet, doors to sunroom, hall and

kitchen.

Sunroom

Doors to garden, dining room and second utility room. Three wall lights and ceiling fan. Double panel radiator, rear facing and side facing windows, carpeted, vertical blinds.

Kitchen

9' 3" x 9' (2.82m x 2.74m)

Rear facing double glazed window, archway to utility, under stairs cupboard, sink and drainer, floor to ceiling cupboard, Rangemaster cooker and fan, part tiled walls. Built in dishwasher space for white goods.

Utility Room

4' 11" x 6' 1" (1.50m x 1.85m)

Door to garden, part tiled wall, boiler, worktop and sink with drainer, ceiling light, slant from stairs.

Second Utility Room

16' 8" x 8' 3" (5.08m x 2.51m)

Front facing double glazed window and door. Tiled floor with underfloor heating. Plumbing for sink unit or washing machine. Range of cupboards. Doors to front drive, sunroom and study. Loft above, fully floored, lit and shelved.

Study

13' 2" x 8' (4.01m x 2.44m)

Built as an office. Currently used as a study, with a number of power sockets, but would make attractive garden room or even a fourth bedroom. Flat roof recently replaced to high quality. Tiled floor with underfloor heating. Doors to 2nd utility room and garden. Double glazed window to garden. Two ceiling lights and electric box.

First Floor

Landing

Side facing double glazed window, doors to all bedrooms and bathroom, airing cupboard, loft hatch, single panel radiator, ceiling light.

Bedroom One

14' 2" x 11' 5" (4.32m x 3.48m)

Front facing double glazed window, door to ensuite, double panel radiator, two built in wardrobes, four spotlights.

En Suite

Front facing double glazed window, wash hand basin, shower cubicle, double panel radiator, WC, spotlight, one wall light, shaving point.

Bedroom Two

10' 4" x 8' 1" (3.15m x 2.46m)

Rear facing double glazed window, ceiling light, built in wardrobe, double panel radiator, carpet.

Bedroom Three

8' 2" x 8' (2.49m x 2.44m)

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

Bathroom

Side facing double glazed window, WC, hand basin with floor storage, ceramic tiled floor, shower over bath, recess lighting, fan.

Outside

Front Garden

To the front is a foregarden with driveway providing off road parking, pathway to the porch and door to the second utility, gated access to the rear. Additional parking for up to three cars opposite property.

Rear Garden

Enclosed rear garden on two levels. Higher level being laid to lawn and border. The lower level to patio and ornamental pond/fountain, garden shed. To the side is a covered passage, washing line and gate to front.

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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view this property online connells.co.uk/Property/WVL307146

directions to this property:

From our Connells Warndon Villages branch, turn left onto Mill Wood drive, then take the first exit at the roundabout onto Woodgreen Drive. Follow this road until the next roundabout where you will take the first exit onto Dugdale drive, then left onto Topham Avenue. Follow the road and you will find Bomford Hill on your second left and the property is at the head of the cul de sac.

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold



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