



**Connells**

Lutterworth Close  
Worcester



### Property Description

A semidetached two-bedroom bungalow with off road parking, gardens to front and rear and close to amenities and bus routes. Entrance porch, entrance hall, kitchen, sitting/dining room, two bedrooms, bathroom. Benefiting from uPvc double glazing and gas fired central heating.

### Property Description

#### Location

This home is situated in the area of Tollaide, which offers a variety of amenities including shops, take aways and bus routes. It gives access to Worcester City Centre and rail links from Shrub Hill Station and Foregate Street Station. There are Primary Schools with Hollymount School within easy reach and secondary school being Tudor Grange Academy.

Junction 6 of the M5 is approximately 2 miles away, giving access to the North and South. Also close to Blackpole industrial park with Mazak and Worcester Bosch within easy access.

#### Accommodation Details

#### Ground Floor

#### Entrance Porch

Wooden part glazed door into hall.

#### Hall

Ceiling light, access to loft space, single panel radiator, doors to bedrooms, bathroom, sitting room and kitchen, storage cupboard.

#### Kitchen

9' x 6' 10" ( 2.74m x 2.08m )

Front facing uPVC double glazed window, stainless steel single drainer sink unit, range of wall and floor mounted units, strip light, space for fridge freezer, washing machine,

cooker, single panel radiator, part tiled walls, wall mounted combination boiler.

#### Sitting Room

13' 11" x 10' 11" Max ( 4.24m x 3.33m Max )

Front facing uPVC double glazed window, ceiling light, single panel radiator, gas fire with tiled surround.

#### Bathroom

Side facing uPVC double glazed window, bath with shower, WC, wash hand basin, ceiling light, tiled walls, single panel radiator.

#### Bedroom One

12' 6" x 8' 11" + door recess ( 3.81m x 2.72m + door recess )

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

#### Bedroom Two

10' 11" x 8' 7" ( 3.33m x 2.62m )

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

#### Outside

#### Front

Walled foregarden with established borders, 3 planted beds and driveway providing off road parking.

#### Rear

To the rear is a tiered garden with established borders and fruit trees, sun terrace and garden shed.

## 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](http://www.focalagent.com)

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#### directions to this property:

From our Connells Warndon Villages branch turn left onto Millwood Drive, then a right at the roundabout onto Woodgreen Drive. Take the first exit at the next roundabout onto Middle Hollow Dr following onto Tolladine Rd. Follow along and take a right onto Lutterworth Cl. The property is situated on your right.

EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold



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