



Connells

Elkstone Close  
Worcester





## Property Description

This one bedroom maisonette situated close to local amenities comes with double glazing throughout, garage and off road parking and spacious living room, separate kitchen and bathroom. This property is an ideal investment purchase or could be perfect for a first time buyer.

## Location

This property is situated in Blackpole which offers a wealth of amenities. There is the Elgar retail park with Dunelm, Next home, Home Sense, Marks and Spencer Food Hall, Lidl, Currys, Pets at Home and B&Q as well as KFC and McDonalds. 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.

## Property Description

This property has a garage and off road parking. There is a sitting room, kitchen, inner hall, bathroom and bedroom.

The property has no onward chain, uPVC double glazing.

## Accommodation Details

### Ground Floor

Pathway to stairs which leads to first floor. uPVC part glazed door to sitting room.

### Sitting Room

13' 10" x 12' 1" ( 4.22m x 3.68m )

Front facing uPVC double glazed window, feature fireplace with wooden surround and electric socket for electric fire, ceiling light, electric mounted heater, wood laminate flooring, door to kitchen and door to inner hall.

### Kitchen

7' 6" x 6' 7" ( 2.29m x 2.01m )

Side facing uPVC double glazed window, stainless steel sink with mixer tap, space for electric cooker, space for appliances, range of wall and floor mounted units, strip ceiling light, part tiled walls.

### Inner Hall

Access to loft space, ceiling light, doors to bedroom and bathroom.

### Bedroom One

13' 10" x 7' 8" ( 4.22m x 2.34m )

Rear facing uPVC double glazed window, storage cupboard with hot water tank, wall mounted heater.

### Bathroom

White suite with panel bath, WC, wash hand basin and ceiling light.

### Outside

### Outside

The property is approached by pathway to stairs leading to the property.

### Garage

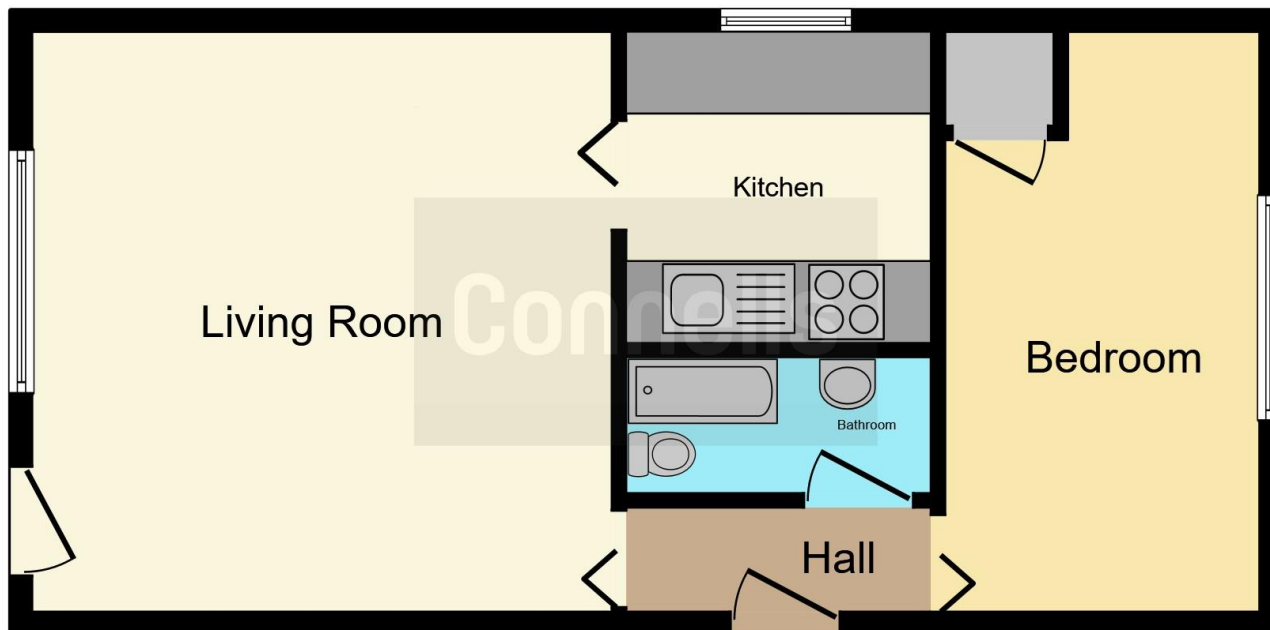
14' x 8' 7" ( 4.27m x 2.62m )

Up and over door with light and power, there is a driveway providing off road parking.

### Services

There all services apart from gas.





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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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

#### Directions to this property:

From our Connells' branch in Warndon Villages, please take a right onto Mill Wood Drive, left onto Plantation Drive, then a right at the roundabout onto Woodgreen Drive. Follow the road straight over the first roundabout, and take a left at the second roundabout onto Cotswold Way. Take a left at the end of the road onto Blackpole Rd, then a left onto Winchcombe Drive. Take your final left onto Elkstone Close and the property is situated on your left.

EPC Rating: F Council Tax Band: A Service Charge: Ask Agent Ground Rent: Ask Agent

Tenure: Leasehold



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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