

Property details approval form

8 Cartwright Avenue, Worcester, Worcestershire, England, WR4 0NZ

Date: 16 October 2025

Property Ref and Version: WVL306850 - 0001

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers over £350,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > Detached Family Home
- > Three Bedrooms
- > Sitting Room and Dining Room
- > Garage
- > Gardens to Front and Rear
- > Gas Fired Central Heating and uPVC Double Glazing
- > DO YOU HAVE A PROPERTY TO SELL? Call us to see how we can get you moving!
- > NEED A MORTGAGE? We have exclusive rates and could save you money!

○ Short Description

There is a sitting room, dining room, conservatory, kitchen, utility, cloakroom. There are three bedrooms, ensuite and family shower room. A garden to the front and off road parking leading to a garage. The benefits of gas fired central heating and uPVC double glazing.

○ Long Description

A detached family home located in the poplar area of Warndon Villages, which has a range of amenities including a Primary School, community hub, doctors, dentist and shops, supermarket and take away's. There is access to Worcester City Centre, Worcester Royal Hospital and transport links.

There is a sitting room, dining room, conservatory, kitchen, utility, cloakroom. There are three bedrooms, ensuite and family shower room. A garden to the front and off road parking leading to a garage. The benefits of gas fired central heating and uPVC double glazing.

○ Directions

From Connells Warndon Villages office proceed out of Ankerage Green turning left into Mill Wood Drive, at the traffic island turn left into Woodgreen Drive, at the next traffic island turn left into Dugdale Drive, take the second turn left into Cartwright Avenue where the property will be located on the right hand side.

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Agents Note

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○ Room Description

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 Whitefort

This property is located in the sub-area of the Harley's, called Harley Whitefort. This area benefits from all of the above with the added extras of having easy walkways to The Lyppard Centre and the Nature Reserve.

Note for families: Primary school catchment: Lyppard Grange. Secondary catchment: Tudor Grange Academy, both voted good by Ofsted.

Property Description

A detached family home, there is a sitting room, dining room, conservatory, kitchen, utility, cloakroom. There are three bedrooms, ensuite and family shower room. A garden to the front and off road parking leading to a garage. The benefits of gas fired central heating and uPVC double glazing.

Accommodation Details

Ground Floor

Door into porch

Entrance Porch

Side facing uPVC double glazed window, door to cloakroom, overhead porch light, glazed door to reception hall.

Cloakroom

Front facing uPVC window, WC, wash hand basin, ceiling light, chrome ladder style radiator.

Entrance Hall

recessed spotlight, smoke detector, single panel radiator, stairs to first floor, doors to sitting room and kitchen, understairs cupboard,

Sitting Room

9' 10" x 12' 6" max 16'4 plus bay (3.00m x 3.81m max 16'4 plus bay)

Front facing uPVC bay window, coving to ceiling, ceiling light, brick fireplace with tiled and hearth, glazed double doors to dining room.

Dining Room

8' 2" x 10' 7" (2.49m x 3.23m)

uPVC patio doors to conservatory, coving to ceiling, dado rail, double panel radiator, ceiling light, glazed door to kitchen.

Kitchen

10' 7" x 7' 4" (3.23m x 2.24m)

Rear facing uPVC double glazed window, stainless steel circular sink with mixer tap over, four ring stainless steel gas hob, single stainless steel oven, combination oven, cookerhood over, range of wall and floor mounted units, corner carousel unit, ceramic tiled floor, underfloor heating and fitted fan heater, archway to utility.

Utility Room

6' 10" x 8' (2.08m x 2.44m)

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Part glazed uPVC door to garden, rear facing uPVC double glazed window, access to small boarded loft space, underfloor heating, ceramic tiled floor, double panel radiator, space for dishwasher and washing machine, door to garage.

First Floor

Landing

Side facing uPVC double glazed window, access to loft space, storage and airing cupboard with combination boiler with shelving, radiator, doors to bedrooms and shower room.

Bedroom One

9' 5" x 10' 8" min (2.87m x 3.25m min)

Front facing uPVC double glazed window, ceiling light, dado rail, single panel radiator, door to ensuite.

En Suite

Side facing uPVC double glazed window, spotlight, extractor, shower cubicle, vanity unit with basin, WC, chrome ladder style radiator, ceramic tiled walls.

Bedrrom Two

9' 5" x 9' 5" (2.87m x 2.87m)

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

Bedroom Three

7' 8" x 6' 3" (2.34m x 1.91m)

Front facing uPVC window, ceiling light, single panel radiator.

Shower Room

Vanity unit with inset wash hand basin, WC, walk in shower, chrome ladder style radiator, heated mirror with shaver socket, panel walls.

Outside

Outside Front

To the front is an established foregarden which is laid to lawn, mature shrubs, gated access to rear and driveway providing off road parking and access to the garage.

Garage

17' 3" x 8' 10" (5.26m x 2.69m)

Two striplights, electric up and over door, storage and power, door to utility.

Outside Rear

To the rear is an enclosed garden, gated access to the front, cold water tap, established shrub and flower borders, sun terrace.

Services

All services are connected to the property

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○ Floor Plan



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

○ Approval

Signature		Date
Lucy Holland		
Mr B. Matthews		