



Connells

Toftdale Green
Lyppard Bourne Worcester



Property Description

A well-presented one-bedroom maisonette in a sought-after location and situated close to amenities such as shops, hairdressers and local nature reserves. This spacious property is ideal for first time buyers.

Property Description

Location

The property is located in the area of Lyppard Bourne that gives access to walking on the site of the old Tolladine Golf Course. The catchment is for the primary School of Lyppard Grange and secondary is Tudor Grange Academy, which has a voted good Ofsted.

Junction 7 of the M5 motorway is approximately 2 miles away.

Ground Floor

Entrance Porch

Wooden part glazed door leading to hall

Entrance Hall

Ceiling light, door to sitting room.

Sitting Room

10' x 13' 2" (3.05m x 4.01m)

Front facing bow windows, electric heater, ceiling light.

Inner Hall

Inner hall, doors to kitchen, shower room and bedroom.

Kitchen

8' 6" x 10' 7" (2.59m x 3.23m)

Front facing window, stainless steel single drainer sink unit with cupboard under, range of floor and wall mounted units, ceiling lights,

ceramic tiled walls, space and plumbing for washing machine, space for fridge freezer.

First Floor

Conservatory

7' 7" x 7' 7" (2.31m x 2.31m)

Patio door to garden.

Bedroom One

13' 7" x 8' 8" (4.14m x 2.64m)

Ceiling light fitted double wardrobe and further storage space, electric heater, patio doors to conservatory.

Shower Room

Rear facing window, double walk-in shower cubicle, WC, vanity unit with inset sink, ceiling light, extractor, wall mounted heater,

Outside

Front Garden

Laid to lawn, established shrubs, pathway to front door.

Rear Garden

To the rear is an enclosed garden with established borders, sun terrace, shed, gated access to parking.

Services

All services are connected to the property, except 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



To view this property please contact Connells on

T 01905 724555
E warndonvillages@connells.co.uk

directions to this property:

From our Connells Warndon Villages Branch take a left onto Mill Wood Dr followed by the second left onto Vetch Field Avenue. From here take the second left onto Toftdale Green. The property is located on the left-hand side.

Ankerage Green
 WORCESTER WR4 0DZ

EPC Rating: D Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVL307317

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 May 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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