



Connells

Hever Avenue
Worcester



Property Description

A well presented detached family home that is situated in the popular area of Warndon Villages, with access to local amenities, transport links and Worcester City Centre.

The property is set in a spur and has hall, sitting room, conservatory, cloakroom, kitchen. There are three bedrooms and family bathroom. There are gardens to the front and rear, driveway, garage. The property has uPVC double glazing, gas fired central heating and uPVC facias and soffits.

Location

Berkeleys

The Berkeleys are one of four villages that make up Warndon Villages and is named after the owners of the Spetchley estate. With fantastic local amenities such as a Tesco express, several takeaways, hairdressers, vets and children's nursery this area is perfect for families. Close by is the Barn Owl pub, the Three Pears and a Travel Lodge. The Berkeleys is also home to St Nicholas Church and an Evangelical Church.

Berkeley Hunderton

This property is located in the area of Berkeley Hunderton an area within the main Berkeley village. Within Berkeley Hunderton are many cycle paths, nature walks and an astroturf play area. Schools' catchment is fantastic with the local primary being Oasis Academy and secondary school being Tudor Grange. Both of these schools have been voted good by Ofsted.

The area also provides local bus routes to the Lyppard Centre, Worcester City Centre and Blackpole trading estate. The M5 motorway, junction 6, is just over a mile from the area giving easy access to the areas surrounding Worcestershire.

Distance to M5 - 1.4 Miles

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Accommodation Details

Ground Floor

Entrance Porch

Composite door to hall.

Entrance Hall

Storage cupboard, stairs to first floor, doors to sitting room, kitchen and cloakroom, ceiling light, smoke detector and single panel radiator.

Cloakroom

Side facing uPVC double glazed window, vanity unit, WC, single panel radiator, ceiling light.

Sitting/Dining Room

14' x 15' 9" (4.27m x 4.80m)

Rear facing uPVC double glazed window, ceiling light, coving to ceiling, storage cupboard, doors to conservatory.

Kitchen

9' 1" x 11' 2" (2.77m x 3.40m)

Front facing uPVC double glazed window, one and a half bowl stainless steel single drainer sink bowl, range of wall and floor mounted units, space for fridge freezer, plumbing for washing machine and dishwasher, larder unit housing double oven, three drawer stacker unit, electric hob with chimney cookerhood over, undercounter light,

double panel radiator, ceramic tiled floors.

Conservatory

Part brick and uPVC double glazed window, french doors to garden, double panel radiator,

First Floor

Landing

Side facing uPVC double glazed window, ceiling light, coving to ceiling, access to loft space, smoke detector, storage cupboard with slated shelving, doors to bedrooms and bathroom.

Bedroom One

8' 9" x 13' 9" (2.67m x 4.19m)

Side facing uPVC double glazed window, built in double wardrobe, ceiling light, coving to ceiling, single panel radiator.

Bedroom Two

8' 8" x 11' (2.64m x 3.35m)

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

Bedroom Three

6' 8" x 8' 5" (2.03m x 2.57m)

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

Bathroom

Side facing uPVC double glazed window, bath with shower over, vanity unit, WC, wash hand basin, further units, extractor, chrome ladder style radiator.

Outside

Front Garden

To the front is a low maintenance front garden with chipping and pathway to front door, driveway for off road parking, access to garage.

Rear Garden

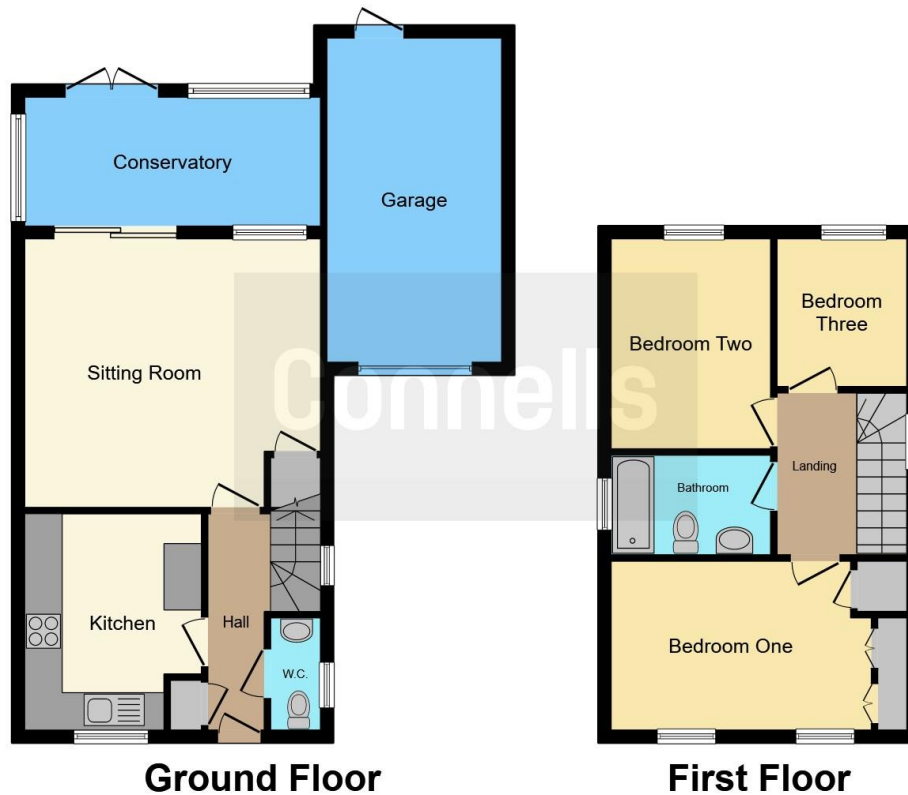
Landscaped established garden, pond,

sunterrace, walled raised borders, flower and shrub borders, 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

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directions to this property:

From our Connell's Warndon Villages office take a right onto Millwood Drive, followed by a left onto Plantation Drive. At the roundabout take the third exit onto Woodgreen Drive, followed by the third exit at the next roundabout onto Hastings Drive. Take a right onto Powderham Avenue, then a left onto Hever Avenue. The property is located on the left side of the road.

EPC Rating: Council Tax
 Awaited Band: D

Tenure: Freehold



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