



**Connells**

Toftdale Green  
Lyppard Bourne Worcester





### Property Description

This two-bedroom home in the popular area of Warndon Villages, Worcester. In a quiet and tucked away location, this property is perfect for a first-time buyer or investor looking to get onto the property ladder. Nearby local amenities are within walking distance, whilst the property still benefits from two parking spaces and ample living space.

Property comprises:

Ground floor - entrance hall, lounge, kitchen and conservatory.

First floor - two double bedrooms and family bathroom.

Outside - front and rear gardens + two parking spaces to the rear of the property.

This property also benefits from double glazing and gas central heating through-out.

### Location

The Lyppards are one of four areas that make up the Warndon Villages. With several local amenities such as the Lyppard Grange which houses a doctor's surgery, dentist, take away's, hairdressers, nursery, convenience store and the Lyppard Hub, this area is perfect for anyone looking to move into a family orientated area, offering a wonderful community and all of the above on your doorstep. The Lyppard Hub also offers a range of activities such as book clubs, gardener groups, youth clubs and rooms for hire. Another handy local amenity located next to the Lyppard Grange is the Tesco superstore, with Petrol Station, Timpson's and Costa for those fresh early morning coffees.

There are several pathways and cycle paths through the area making it great for outdoor walks, either to get to the local parks or for walking the dog! With busses that come every 10 minutes, you are able to get into the Centre of Worcester and to Worcester Royal Hospital with ease.

Lyppard Bourne

Family note: catchment is for the primary School of Lyppard Grange and secondary is Tudor Grange Academy, which has a voted good Ofsted.

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

### Accommodation Details

Property comprises:

Ground floor - entrance hall, lounge, kitchen and conservatory.

First floor - two double bedrooms and family bathroom.

Outside - front and rear gardens + two parking spaces to the rear of the property.

This property also benefits from double glazing and gas central heating through-out.

### Ground Floor

#### Entrance Hall

Ceiling light, fuse box, single panel radiator and Karndean flooring, door to sitting/dining room.

#### Sitting/Dining Room

Rear facing window, double panel radiator, ceiling light, under stairs cupboard and Karndean flooring. door to kitchen, stairs to first floor French doors to conservatory.

### Kitchen

Front facing window with blinds, ceiling light, single panel radiator and tile effect lino flooring, range of matching eye and floor level units with worktops



over, inset sink drainer unit, gas cooker with double oven, space for fridge, space and plumbing for washing machine and tile splashback.

## Conservatory

Brick base with uPVC windows and roof construction, wall light, double panel radiator, air conditioning unit and Karndean flooring. French door to outside rear.

## First Floor

## Landing

Ceiling light, smoke alarm, loft access, airing cupboard housing hot water tank. doors to bedrooms and bathroom.

## Master Bedroom

Rear facing window, single panel radiator, ceiling light, fitted wardrobes.

## Bedroom Two

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

## Bathroom

Obscure glazed rear facing window, ceiling light, extractor fan, vanity wash hand basin with further vanity cupboard above, panel bath with mixer taps and electric shower over, fully tiled walls and wood effect lino flooring.

## Outside

## Outside Front

Pathway leading down slab paved steps to front door with laid to lawn areas to either side of the pathway. Side access to outside rear and parking to the rear of the property with two allocated parking spaces.

## Outside Rear

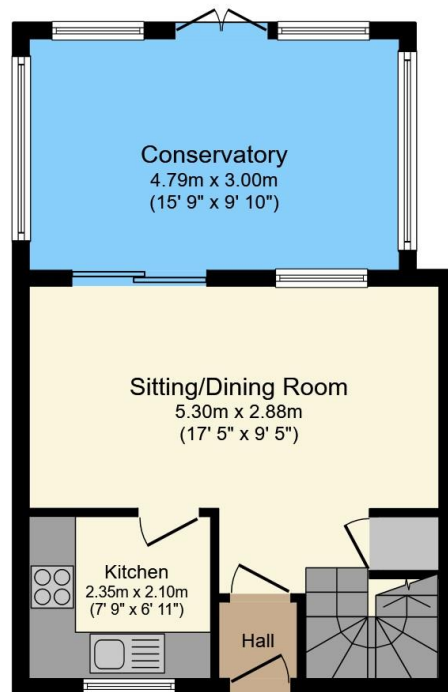
To the rear of the property is an immaculate rear garden with slab paved pathway leading through laid to lawn area onto decking seating

area and gate for access to parking. To the side of the property is a secure lean-to giving plenty of outside storage.

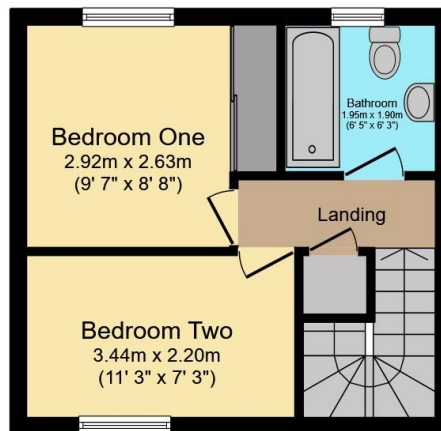
## Services

All mains' services are connected to the property.





**Ground Floor**



**First Floor**

Total floor area 69.1 m<sup>2</sup> (744 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/WVL307341](http://connells.co.uk/Property/WVL307341)**

### directions to this property:

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

EPC Rating: D Council Tax  
Band: B

Tenure: Freehold



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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