



**Connells**

Brecon Avenue  
Worcester





### Property Description

This well presented home situated in a Cul de sac which has been improved by the current owners.

There is a hall with cloakroom, sitting room, dining room, kitchen and conservatory which leads onto a low maintenance garden.

There are three bedrooms and refitted shower room and en suite.

There is a foregarden, driveway and garage.

The property has gas fired central heating and uPVC double glazing.

### 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 Heywood

This property is located in Berkeley Heywood, an area within the main Berkeley village. 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.

### Property Description

This is a well presented home situated in a Cul de sac which has been improved by the current owners.

There is a hall with cloakroom, sitting room,

dining room, kitchen and conservatory which leads onto a low maintenance garden.

There are three bedrooms and refitted shower room and en suite.

There is a foregarden, driveway and garage.

The property has gas fired central heating and uPVC double glazing.

### Accommodation Details

#### Ground Floor

##### Entrance Hall

Side facing uPVC double glazed window, door to cloakroom, single panel radiator, karndean flooring, stairs to first floor.

##### Cloakroom

Front facing uPVC double glazed window, ceiling light, WC, vanity unit with sink, karndean flooring, single panel radiator.

##### Living Room

12' 4" x 13' 11" ( 3.76m x 4.24m )

uPVC double glazed window, archway to kitchen and dining room, karndean flooring.

##### Dining Room

7' 3" x 9' 4" ( 2.21m x 2.84m )

French doors to conservatory, ceiling light, single panel radiator, karndean flooring.

##### Kitchen

10' x 7' 11" ( 3.05m x 2.41m )

Rear facing uPVC double glazed window, uPVC double glazed door to side and garden, stainless steel sink carousel corner cupboard, integral

washing machine, electric oven, four ring gas hob, space for fridge freezer, karndean flooring, understairs storage cupboard, range of wall and floor mounted units.

## Conservatory

Part glazed and brick French doors, double panel radiator,

## First Floor

## Landing

Doors to bedrooms and bathroom, access to loft space, smoke detector, A/C, combination boiler, shelving, shelving.

## Bedroom One

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

## En Suite

Ceiling light, extractor, shower cubicle, WC, single panel radiator, vanity unit with sink, ceramic tiled flooring.

## Bedroom Two

8' 5" x 9' 7" ( 2.57m x 2.92m )

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

## Bedroom Three

6' 1" x 8' 9" MAX ( 1.85m x 2.67m MAX )

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

## Bathroom

Rear facing uPVC double glazed window, part ceramic tiled walls, Wc, extractor, chrome ladder radiator, double shower cubicle, vanity with sink.

## Outside

## Rear Garden

Enclosed by brick wall, low maintenance decked area, sun terrace, chipping raised borders.

## Garage

Up and over door, storage.

## Services

All services are connected to the property.







Total floor area 80.1 m<sup>2</sup> (862 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

**T 01905 724555**  
**E [warndonvillages@connells.co.uk](mailto:warndonvillages@connells.co.uk)**

Ankerage Green  
WORCESTER WR4 0DZ

**view this property online [connells.co.uk/Property/WVL304861](http://connells.co.uk/Property/WVL304861)**

#### directions to this property:

From Connells Warndon Villages Office proceed out of Ankerage Green turning right into Mill Wood Drive, at the 'T' junction turn left into Plantation Drive, at the traffic island turn right into Woodgreen drive, at the next traffic island turn right into Hastings Drive, continue along Hastings Drive and upon reaching the mini traffic island turn right into Stafford Avenue, follow Stafford Avenue round to the right and at the 'T' junction turn left into Grosmont Avenue taking the first turning right into Brecon Avenue where the property will be located on the left hand side.

Band: C

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVL304861 - 0011