



Connells

Snowhill Close
Worcester



Property Description

A maisonette that is situated close to local amenities, transport links and convenient for Worcester City Centre. The property has sitting room, bedroom, kitchen, bathroom. There is plenty of storage, a shared foregarden, gas fired central heating, uPVC double glazing and a rear garden. There is no onward chain.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be

advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Location

The area of Warndon has access to local amenities which include doctors, library, local shops, take away's, beauty salons and Sainsburys. The area also has access to Elgar retail park with outlets such as B&Q, Home Sense, Next, Halfords and M&S Food. There is easy access to transport links with bus routes, junction 6 of the M5. There is within close reach, Industrial areas with employers such as Mazak, GTech and Worcester Bosch.

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Ground Floor

Entrance Porch

Storage cupboard, courtesy lighting, uPVC front door into hall.

Entrance Hall

Double storage cupboard, Ceiling light, single panel radiator, wall light fitting.

Lounge

10' 5" x 13' 9" (3.17m x 4.19m)

Patio doors to garden, ceiling light, coving to ceiling, double panel radiator,

Kitchen

5' 9" x 12' 5" (1.75m x 3.78m)

Front facing uPVC double glazed window, heated chrome towel rail, ceramic tiled floor, stainless steel single drainer sink unit, wall mounted gas combination boiler, ceiling light, space for gas cooker, cookerhood, wall light fitting.

First Floor

Bedroom One

9' 10" x 13' 2" (3.00m x 4.01m)

Rear facing uPVC double glazed window, ceiling light, single panel radiator, wall light fitting, fitted triple wardrobes.

Bathroom

Front facing uPVC double glazed window, WC, wash hand basin, bath with shower over, chrome heated towel rail, wall light fitting, part tiled wall, ceiling light.

Outside

Front Garden

The property has gated access to a shared garden, porch with storage shed and uPVC door to hall.

Rear Garden

The rear is a low maintenance courtyard with shed.

Services

All services are connected to the property.





To view this property please contact Connells on

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Ankerage Green
WORCESTER WR4 0DZ

view this property online connells.co.uk/Property/WVL307359

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Nov 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Directions to this property:

From the Connells Warndon Villages office, turn left onto Mill Wood Drive and proceed to the roundabout, take the third exit onto Woodgreen Drive and proceed to the roundabout. Take the first exit onto Middle Hollow Drive and follow the filter lane to the traffic lights and turn right onto Tolladine Road. Follow the road straight over the mini roundabout onto Windermere Drive and follow the road for some time. Take the fourth right turn onto Cranham Drive and follow this road until you reach a right turn onto Snowhill Close. Here you will find the property on the right hand side.

Right Turn onto Snowhill Close. Service Charge: £12.00 Ground Rent: £120.00
EPC Rating: C Band: A



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.

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