



3 BED HOUSE - SEMI-DETACHED RONKSWOOD CRESCENT, WORCESTER

- NO CHAIN
- Semi-Detached
- Utility Room
- Downstairs W.C.
- Three Bedrooms
- Rear Garden
- Walking Distance to City Centre
- Recently Refurbished
- EPC: D60



THE PROPERTY CENTRE
THE AGENT PEOPLE RECOMMEND

Open 7 Days a Week

Description

THREE BEDROOM EXTENDED SEMI- DETACHED HOUSE
RECENTLY REFURBISHED FOR OFFERS AROUND £275,000.
This property offers buyers a reception room, open-plan kitchen, lounge, dining area, utility room, downstairs W.C., three bedrooms and a large rear garden.
Further benefits include off road parking spaces, bi-fold doors opening onto rear garden and gas central heating.
In an ideal location in WR5 with great links to the Worcester City Centre, Junction 6 of the M5, Worcester Royal Hospital, and Worcester Shrub Hill station.
PLEASE CONTACT THE PROPERTY CENTRE ON 01905 22222 TO ARRANGE A VIEWING

Entrance Hall

Via wooden front door, UPVC double glazed windows to front and side aspects, radiator, stairs to first floor, storage cupboard with double glazed window to side aspect and housing boiler, laminate flooring, doors to lounge and kitchen.

Lounge

2.95m x 3.18m (9'8" x 10'5")
UPVC double glazed window to front aspect, modern electric fireplace, radiator, ceiling light point.

Kitchen Diner

4.78m x 6.78m (15'8" x 22'3")
Two velux windows, range of eye level and base storage units with wood work tops over, stainless steel one and a half bowl sink drainer unit with mixer tap over, electric oven and hob with extractor hood over, plumbing for dishwasher, part tiled walls, central island with further units beneath and wood work tops, television point, combination boiler, laminate flooring, radiator, door to utility, double glazed patio doors to rear garden.

Utility

1.65m x 1.75m (5'5" x 5'9")
Range of eye level and base storage units with part tiled and part laminate work surfaces over, stainless steel sink drainer unit with mixer tap over, tiled flooring, ceiling light point, door to cloakroom, double glazed door to front aspect.

Cloakroom

UPVC double glazed window to rear aspect, radiator, wash hand basin with tiled splashback, low level W.C., extractor fan, tiled flooring, ceiling light point.

Landing

UPVC double glazed window to side aspect, access to loft space, doors to all rooms, ceiling light point.

Bedroom One

3.05m x 3.20m (10'0" x 10'6")
UPVC double glazed window to front aspect, radiator,

television point, ceiling light point.

Bedroom Two

3.05m x 3.43m (10'0" x 11'3")
UPVC double glazed window to rear aspect, radiator, television point, ceiling light point.

Bedroom Three

2.06m x 1.91m (6'9" x 6'3")
UPVC double glazed window to front aspect, radiator, television point, ceiling light point.

Bathroom

UPVC double glazed window to rear aspect, panelled bath with shower over, pedestal wash hand basin with mixer tap over, low level W.C., part tiled walls, extractor fan, tiled flooring, ceiling mounted spot lights.

Front Of Property

Block paved and gravel with central steps to front door, partly enclosed by brick walling.

Rear Of Property

Laid to lawn and patio, enclosed by timber panel fencing.

Directions

Leave The Fairway towards Tolladine Road, turn left on to Tolladine Road, turn left on to Sherriff Street, Bear left on to B4636 / Newtown Road, turn right on to Ronkswood Crescent.

Tenure - Freehold

Date Particulars Created 06.11.20

Agents Note

Should your offer be accepted in line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. In the first instance, we will carry out a traditional method in which you will have to produce multiple utility bills and a photographic ID. We will also use an electronic verification system alongside obtaining your identity documents. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so, Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

Property Price:

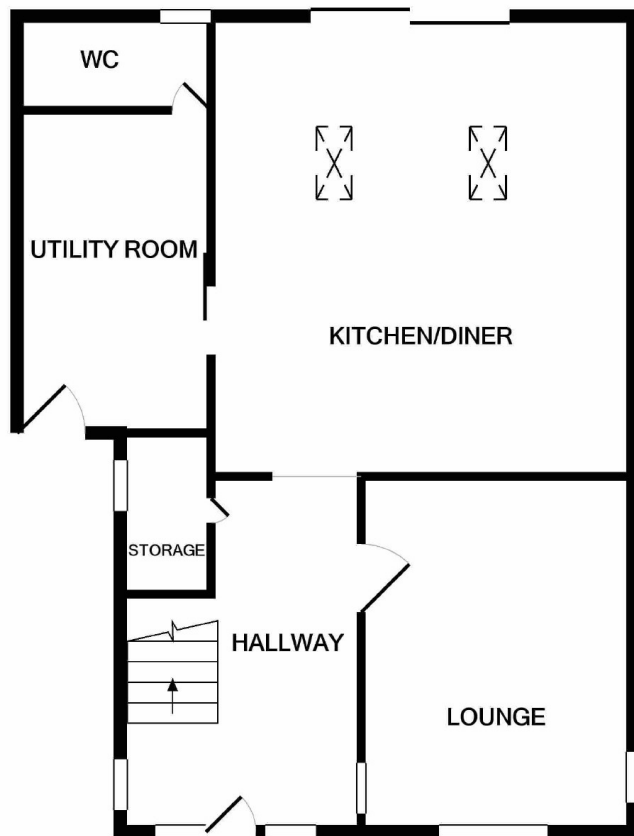
Offers Around £269,000



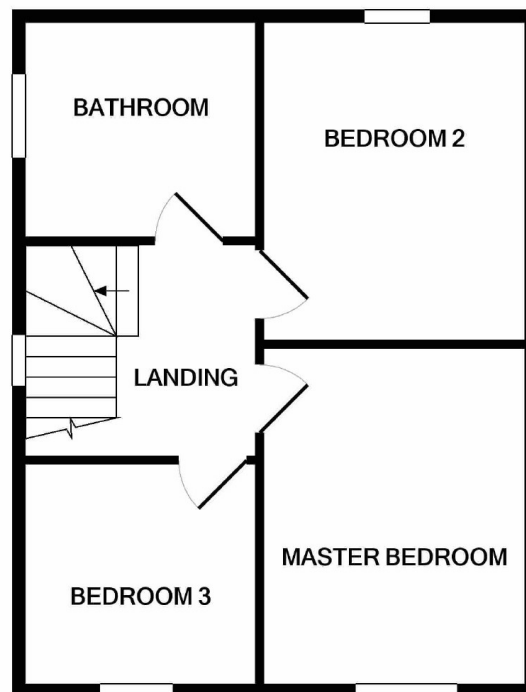


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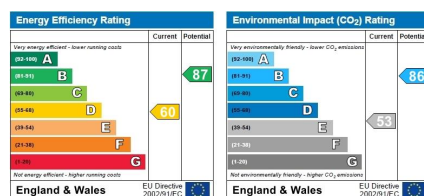


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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RESIDENTIAL LETTINGS - AGENTS NOTE: Please note that following the introduction of the Tenant Fee Ban on 1 June 2019, most fees previously paid by tenants have now been waived. However, some charges remain. Further details can be found at www.thepropertycentres.co.uk/lettings/lettings-service/tenant-fees-

VIEWING BY PRIOR APPOINTMENT VIA THE PROPERTY CENTRE ON 01905 22222

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