

Connells

Tolladine Road
WORCESTER

Tolladine Road
WORCESTER WR4 9BB

For Sale guide price
£235,000







Property Description

Offered to market with no onward chain, this three bedroom semi-detached home on Tolladine Road presents an excellent opportunity for fist time buyers, growing families or investors. The property benefits from a private block paved driveway providing off road parking, a spacious and practical layout and plenty of potential to put your own stamp on.

The ground floor accommodates an open plan sitting/dining/breakfast kitchen with utility room. This breakfast kitchen has been extended to create a beautiful and bright space with recess lighting and skylights. There is also a convenient cloakroom. Upstairs there are three bedrooms and a family bathroom.

Externally the property enjoys a tiered rear garden, offering a variety of spaces for relaxing,entertaining or gardening. Conveniently situated in Tolladine Road, the home is well placed for local amenities, reputable schools, transport links, and Worcester City Centre.

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

This home is situated in the area of Tolladine, which offers a variety of amenities including shops, take aways and bus routes. It gives access to Worcester City Centre and rail links from Shrub Hill Station and Foregate Street Station. There are Primary Schools with Hollymount School within easy reach and secondary school being Tudor Grange Academy.

Junction 6 of the M5 is approximately 2miles away, giving access to the North and South. Also close to Blackpole industrial park with Mazak and Worcester Bosch within easy access.

Accommodation Details

The ground floor accommodates an open plan sitting/dining/breakfast kitchen with utility room. This breakfast kitchen has been extended to create a beautiful and bright space with recess lighting and skylights. There is also a convenient cloakroom. Upstairs there are three bedrooms and a family bathroom.

Property Details

Ground Floor

Canopied porch, courtesy lighting, uPVC front door into hall.

Reception Hall

Front facing uPVC double glazed window and door, ceiling light, radiator, stairs to first floor, understairs storage cupboard, doors to cloakroom and living/dining/kitchen

Cloakroom

Side facing uPVC double glazed window, ceiling light, floor units, WC

Open Plan Living/ Dining

Front facing uPVC double glazed bay window, two wall lights, wall mounted electric fire, radiator, leading through to kitchen

Breakfast Kitchen

Rear facing UPVC double glazed window with door to garden, side facing uPVC double glazed window, sink with drainer, range of floor and wall mounted units, space for range cooker with cookerhood over, space for dishwasher and fridge/freezer, recess lighting, skylights, recess lighting, cupboard housing boiler, archway to utility.

Utility

Ceiling light, space for washing machine and tumble dryer

First Floor

Landing

Side facing uPVC double glazed window, access to loft space, doors to bedrooms and bathroom.

Bedroom One

Front facing uPVC double glazed bay window, ceiling light, radiator

Bedroom Two

Rear facing uPVC double glazed window, ceiling light, built in wardrobes, radiator

Bedroom Three

Front facing uPVC double glazed window, ceiling light, radiator

Bathroom

Rear facing uPVC double glazed window, recess lighting, bath with shower over, WC, wash hand basin, part tiled walls, paneled walls, radiator.

Outside

Rear Garden

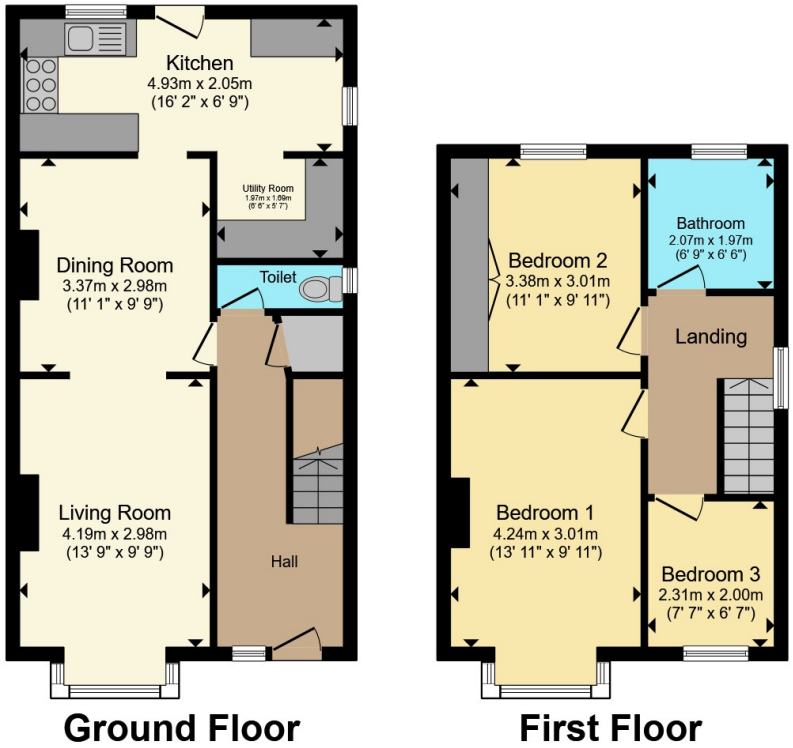
To the rear is a terraced garden, with steps leading up, mainly laid to lawn and leading to sun terraced areas, Shed and access to the front.

Services

All services are connected to the property.







Ground Floor **First Floor**





Total floor area 92.1 m² (991 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

Connells

To view this property please contact Connells on

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EPC Rating: D

Council Tax Band: C

Tenure: Freehold

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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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