



Tunnel Hill Worcester WR4 9SA

For Sale offers over
£220,000



Property Description

A three-bedroom semi-detached home, situated on Tunnel Hill in Worcester, offering fantastic views and excellent local connections. The property is offered to the market with no onward chain, making it an ideal opportunity for first-time buyers, families or those looking to move without a lengthy chain.

The accommodation provides a practical layout with well-proportioned rooms throughout, while the property also offers scope for the new owner to make it their own and add their own personal style. The property benefits from neutral decor throughout, newly fitted carpets and also a Worcester Bosch combi-boiler.

One of the property's standout features is its fantastic outlook, providing an attractive setting and a pleasant aspect from the home.

Externally, the property benefits from garden and driveway providing useful outdoor space and additional convenience.

Location

Worcester City Centre is made up of a variety of large High Street brands, as well as lots of boutiques and independent retailers. Within the High Street there are many restaurants, pubs and wine bars.

Junction 7 of the M5 motorway is only a short drive away (approximately 3 miles) and the city also benefits from having two train stations at Foregate Street and Shrub Hill. These stations serve Birmingham and are also on a direct line to London Paddington.

Education within the city centre comprises a variety of schools, including Stanley Road, St Georges RC, Cherry Orchard Primary School and Blessed Edward Secondary School to name a few. Worcester also boasts some well-regarded Private schools including Kings and Royal Grammar School as well as the University which is well known for its teaching and sporting degrees in addition to its research work.

Accommodation Details

A three-bedroom semidetached home, situated on Tunnel Hill Worcester, offering fantastic views and excellent local connections. The property is offered to the market as no onward chain, making it an ideal opportunity for first time buyers, families and those looking to move without a chain

Property Details

Ground Floor

Entrance Hall

Ceiling light, doors to living room, dining room, kitchen, stairs to first floor, radiator and two storage cupboards

Living Room

Front facing bay window, Ceiling light, Adam style fireplace with marble style hearth and surround with wood mantel over, radiator

Dining Room

Rear facing sliding door Ceiling light, radiator

Kitchen

Rear facing window, range of wall and floor units, Ceiling light, part tiled walls, space for fridge/freezer, washing machine, stainless steel sink and drainer, laminated flooring

First Floor

Bedroom One

Front facing bay window, ceiling light, radiator

Bedroom Two

Rear facing window, ceiling light, storage cupboard, radiator

Bedroom Three

Front facing window, ceiling light, radiator

Toilet

Side Facing window, WC, wash hand basin, radiator

Bathroom

Rear facing window, ceiling light, wash hand basin, bath, storage cupboard

Outside

Outside Front

To the front is a fore garden that is mainly laid to lawn ,driveway providing off road parking and pathway to front door

Outside Rear

To the rear is an enclosed garden with sun terraces, access to front, mainly laid to lawn with established borders

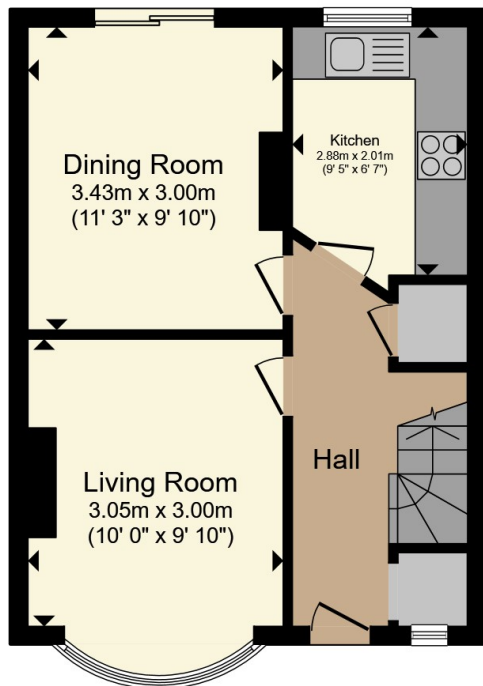
Services

All services are connected to this property

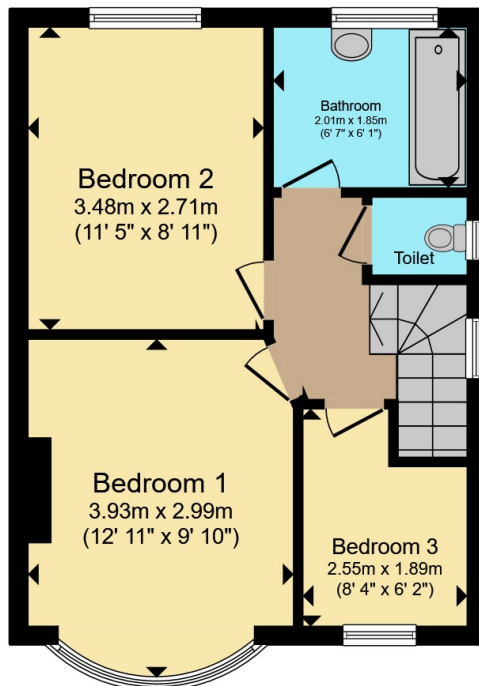
Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 71.3 m² (768 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



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view this property online connells.co.uk/Property/WVL307621

directions to this property:

From our Warndon Villages branch turn left onto Mill Wood Drive and at the roundabout turn right onto Wood Green Drive. At the next roundabout turn left onto Middle Hollow Drive and at the traffic lights continue left onto Tolladine Road. Follow for sometime and turn right onto Hollymount. Follow for sometime and turn right onto Tunnel Hill where the property will be found 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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