



Connells

Fiskin Lane
Worcester



Property Description

This detached family home has four bedrooms, bedroom one with en-suite, and a front and rear garden. The property further benefits from having a driveway for off road parking and garage. Situated in the Harley's which is in close proximity to Worcester Royal Hospital, a Tesco supermarket, community centre and a range of other facilities.

Location

Within Warndon Villages, there are four distinct "villages" in the development, The Harley's which is in close proximity to Worcester Royal Hospital, The Lyppards, The Berkeleys and The Meadows, each with their own subdivisions. Warndon Villages is home to Lyppard Grange Primary School, four nurseries, a Tesco supermarket, community centre and a range of other facilities. Warndon Villages borders the Berkeley Business Park which is home to a range of small businesses as well as being a logistics and distribution hub close to Junction 6 of the M5. The Berkeley Business Park is home to Worcester Bosch (a major local employer), Mazak, Plumb Center and SouthCo.

Property Description

Accommodation Details

Entrance Porch

Canopy porch and composite door to hall

Ground Floor

Entrance Hall

Feature arch, two ceiling lights, coving to ceiling, smoke detector, stairs to first floor, doors to sitting room, kitchen and cloakroom, understair storage.

Cloakroom

Front facing uPVC Double glazed windows, WC, Wash hand basin, ceiling light, panel radiator.

Sitting Room

10' 6" x 16' 5" (3.20m x 5.00m)
Front facing uPVC Double glazed windows, Adam style fireplace, marble effect inset with living flame gas fire, coving to ceiling, two ceiling lights and double paneled radiator.

Dining Room

10' 6" x 11' 2" (3.20m x 3.40m)
Patio doors to garden, door to breakfast Kitchen, coving to ceiling, ceiling light, single panel radiator.

Kitchen

10' 4" x 10' 1" (3.15m x 3.07m)
Rear facing uPVC double glazed windows, single drainer sink unit, larder unit housing electric double oven, electric hob with cookerhood oven, range of floor and wall mounted units, wall mounted combustion boiler, ceiling light, door to utility.

Utility Room

5' 2" x 7' 1" (1.57m x 2.16m)
uPVC part glazed door to side, range of wall and floor mounted units, space and plumbing for washing machine, ceiling light, single panel radiator.

First Floor

Landing

Side facing uPVC double glazed windows, access to loft space, ceiling light, single panel radiator, doors to bedrooms and bathroom.

Bedroom One

9' 9" x 10' 7" (2.97m x 3.23m)

Rear facing uPVC double glazed windows, fitted double wardrobe with hanging rail and shelving, ceiling light, single panel radiator, door to ensuite.

En Suite

Rear facing uPVC double glazed windows, walk in shower cubicle, WC, wash hand basin, ceiling light, shaver socket, single panel radiator, part ceramic tiled walls.

Bedroom Two

9' 1" x 10' 6" (2.77m x 3.20m)

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

Bedroom Three

7' 1" x 10' 4" (2.16m x 3.15m)

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

Bedroom Four

7' 2" x 10' 4" (2.18m x 3.15m)

Rear facing uPVC double glazed windows. ceiling light, single pane radiator.

Bathroom

Panel bath with shower over, WC, Wash hand basin, part tiled walls, ceiling light, radiator.

Outside

Front Garden

Lawned foregarden with pathway to front door and driveway. Access to rear garden and

utility.

Rear Garden

Enclosed rear garden with sun terrace, laid to lawn with established flower and shrub borders.

Garage

With up and over door, light and power

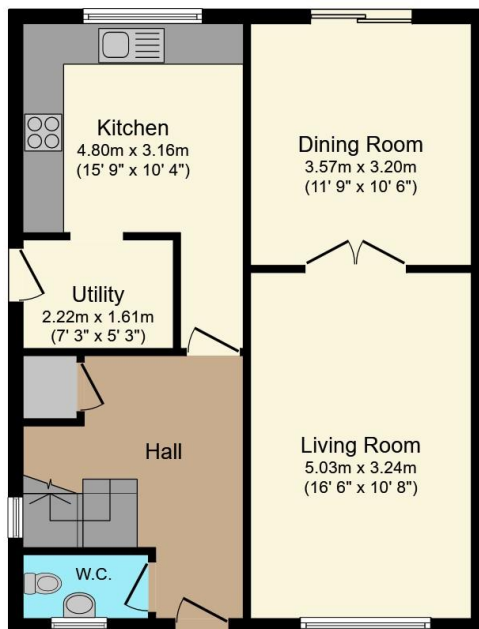
Services

All services are connected to the property.

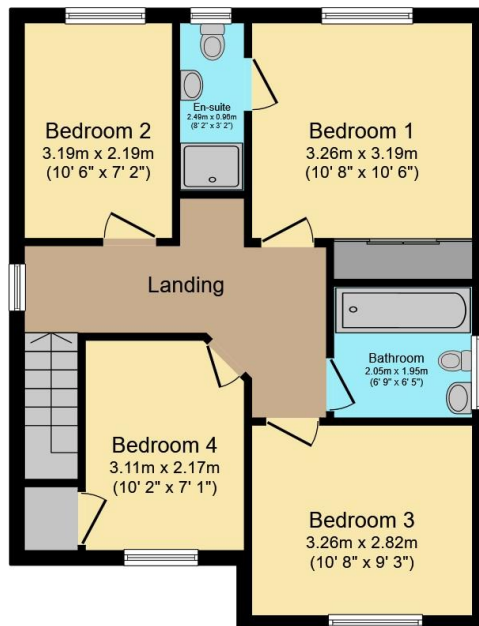
Agents Notes

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 112.8 m² (1,214 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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view this property online connells.co.uk/Property/WVL307226

Directions to this property:

From Connells Warndon Villages Office proceed out of Ankerage Green turning left into Millwood Drive, at the traffic island turn left into Woodgreen Drive, continue along Woodgreen Drive turning left at the next traffic island into Dugdale Drive, continue along Dugdale Drive turning right into Haines Avenue and then left into Fiskin Lane where the property will be located on the right hand side.

EPC Rating: C Council Tax
Band: E

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.

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