



Homestead Avenue
Wall Meadow Worcester

Homestead Avenue Wall Meadow Worcester WR4 0DA

For Sale guide price
£275,000



Property Description

This three-bedroom home is well-presented throughout with en-suite, kitchen, living dining room, conservatory and generous enclosed rear garden. Outside also offers a driveway providing off road parking.

Situated close to local amenities such as shops, schools and the retail parks makes this property a convenient location if you are looking to be within walking distance to everything you need with ease! There are also transport links to the City Centre and surrounding areas offering easy access.

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 property is located in the Meadows, which is one of the four areas that make up Warndon Villages. The Meadows comprises of several sub sections, this property is located in Wall Meadow which boasts a variety of local amenities including shops, hairdressers and local eateries.

For eating out there is the Barn Owl pub or if you fancy a night in there are several take-away's to choose from.

In the middle of the Warndon Villages area is a Tesco's superstore, Doctors, Dentist and The Lyppards Pub. The Lyppard Hub is a community centre which offers mother and toddler groups, walking groups, book and gardening Clubs meaning it is fantastic for all age ranges.

Transport links to Worcester City Centre and Worcester Royal Hospital are available with bus routes through the villages. Junction 6 of the M5 is less than 2 miles away from the area making it perfect for anyone commuting or visiting elsewhere in the country.

Ground Floor

Entrance Porch

Canopied Porch with courtesy lighting, front door leading into hall.

Entrance Hall

Ceiling light, smoke detector, single paneled radiator, doors to kitchen, garage and sitting/dining room.

Kitchen

9' 1" x 7' 1" (2.77m x 2.16m)
Front facing uPVC double glazed window, side drainer sink unit, range of eye and floor mounted units, single electric cooker, four ring gas hob, stainless steel chimney cooker hood, space for appliances, ceiling light, double panel radiator.

Sitting/Dinning Room

18' 7" x 10' 7" (5.66m x 3.23m)
Rear facing uPVC Double glazed windows, patio doors to conservatory, two ceiling lights, two double panel radiators, Adam style fireplace with inset gas fire, stairs to first floor.

Conservatory

18' x 10' 8" (5.49m x 3.25m)
Part brick and glazed construction. Doors to garden.

First Floor

Landing

Side facing uPVC double glazed window, storage cupboard, smoke detector, access to loft space, doors to bedrooms and bathrooms.

Bedroom One

11' 4" x 10' 3" (3.45m x 3.12m)
Front facing uPVC double glazed window, built in wardrobe with hanging rail and shelving, ceiling light, single panel radiator, door to en-suite.

En-Suite

Front facing uPVC double glazed window, walk in double shower, vanity unit with sink and WC, ceiling light, single panel radiator.

Bedroom Two

12' 5" x 9' 3" (3.78m x 2.82m)
Rear facing uPVC double glazed window, ceiling light, single panel radiator.

Bedroom Three

11' 8" x 7' (3.56m x 2.13m)
Rear facing uPVC double glazed window, ceiling light, single panel radiator.

Bathroom

Side facing uPVC double glazed window, bath, WC and wash hand basin, ceiling light, radiator.

Outside

Front Garden

To the front is a driveway providing parking part tarmac and part block paved, pathway to gated access to rear, access to garage.

Rear Garden

Enclosed rear garden, mainly laid to lawn with sun terrace.

Garage

16' 3" x 7' 7" (4.95m x 2.31m)
Up and over door, light and power, uPVC double glazed door to side.

Services

All services are connected to the property. There are solar panels which are leased.





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.focalagent.com



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directions to this property:

From the Connells Warndon Villages branch turn right onto Mill Wood Drive and follow the road to the junction, turn left onto Plantation Drive and take the third exit onto Woodgreen Drive. Follow the road over the next roundabout and then take a left turn onto Homestead Avenue. Follow the road round and the property will be on your right-hand side.

EPC Rating: C Council Tax
 Band: D

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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