



**Connells**

Newtown Road  
Worcester





### Property Description

An end terrace home that needs some modernisation, offering spacious accommodation, with hall, sitting/dining room, kitchen, three bedrooms and family bathroom. The property is close to Worcester City Centre and Worcester Royal Hospital and has front and rear gardens. The property has been cleared ready for personalisation.

### 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

An end terrace home that needs some modernisation, offering spacious accommodation, with hall, sitting/dining room, kitchen, three bedrooms and family bathroom. There is no onward chain and gardens to the front and rear gardens.

### Property Details

#### Ground Floor

uPVC glazed door to entrance porch.

#### Entrance Porch

Ceiling light, door to sitting/dining room.

#### Sitting/Dining Room

23' 7" max x 15' 4" max ( 7.19m max x 4.67m max )

#### Kitchen

11' 5" x 6' 7" ( 3.48m x 2.01m )

Part glazed door to rear garden, rear facing window, stainless steel sink with tap over, range of wall and floor mounted units, work surfaces, space and plumbing for washing machine, space for cooker, stainless steel chimney style cookerhood, space for fridge freezer, ceramic tiled floor.

#### First Floor

#### Landing

Access to loft space with loft ladder, ceiling light, doors to bedroom and bathroom.

#### Bedroom One

13' 8" x 8' 6" ( 4.17m x 2.59m )

Front facing window, ceiling light, storage heater.

#### Bedroom Two

Rear facing window, ceiling light, storage heater.

#### Bedroom Three

9' 7" x 6' 4" ( 2.92m x 1.93m )

Front facing window, ceiling light, storage heater.

## Bathroom

Rear facing window, bath, WC, wash hand basin, ceramic tiled walls, ceramic tiled floor.

## Outside

### Outside Front

To the front are steps through the foregarden, leading to the front door, pathway to gated access to rear.

### Outside Rear

Sun terrace, mainly laid to lawn, gated access to the front, the garden fence has been replaced with feather board fencing and a new gate to improve security.

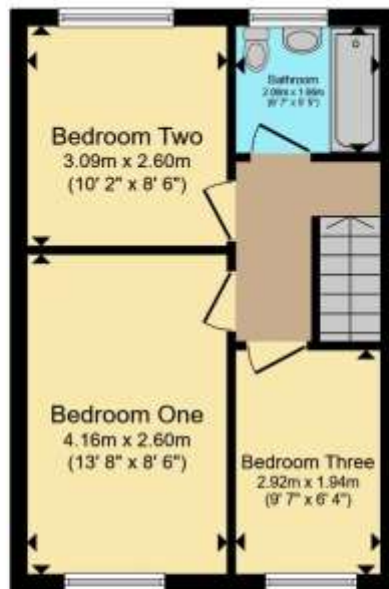
## Services

All services are connected apart from gas.





**Ground Floor**



**First Floor**

Total floor area 67.6 m<sup>2</sup> (728 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](http://www.propertybox.io)



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#### directions to this property:

From the Warndon Villages office turn left off Ankerage Green onto Mill Wood Drive and then take the first exit off the roundabout onto Woodgreen Drive. Take the second exit over the next roundabout and then the third exit onto Newtown Road. Follow the road for sometime and you will find the property on the left hand side.

EPC Rating: E Council Tax  
Band: B

Tenure: Freehold



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