



Connells

Rounds Road
Worcester



Property Description

A semi detached home situated close to Worcester City Centre, Worcester Royal Hospital and close to amenities. There is a breakfast kitchen, sitting/dining room, cloakroom. There are 3 bedrooms with en suite and family bathroom.

There is a driveway, part converted garage, gardens to the front and rear.

There is uPVC double glazing and gas fired central heating. Benefiting from having no onward chain.

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.

Property Description

There is a breakfast kitchen, sitting/dining room, cloakroom. There are 3 bedrooms with en suite and family bathroom.

There is a driveway, part converted garage, gardens to the front and rear.

There is uPVC double glazing and gas fired central heating. Benefiting also from having no onward chain.

Accommodation Details

Ground Floor

Entrance Porch

Canopied Porch and courtesy lighting, door into hall.

Entrance Hall

Ceiling light, smoke detector, single panel radiator, wood laminate flooring, stairs to first floor, doors to sitting room, kitchen and cloakroom, storage cupboard.

Cloakroom

WC, wash hand basin, single panel radiator, ceiling light, extractor.

Sitting/Dining Room

14' 11" Max x 14' 6" (4.55m Max x 4.42m)

uPVC French doors to garden, ceiling light, two single panel radiator, wood laminate flooring, doors to understairs storage.

Kitchen

12' 1" x 7' 5" (3.68m x 2.26m)

Front facing uPVC double glazed window, stainless steel 1 1/2 bowl drainer unit, stainless steel double oven, four ring stainless steel hob, range of wall mounted units and floor mounted units, space for fridge freezer, space and plumbing for washing machine and dishwasher, part tiled walls, ceiling light, double panel radiator, breakfast bar.

First Floor

Landing

Ceiling light, smoke detector, single panel radiator, storage cupboard, access to loft space, doors to bedrooms and bathroom.

Bedroom One

8' 5" x 11' 10" (2.57m x 3.61m)
Rear facing, uPVC double glazed window, ceiling light, single panel radiator, wood laminate flooring, fitted double wardrobe, door to ensuite.

En Suite

Shower cubicle, WC, wand hand basin, ceiling light, extractor, light with shaver socket, single panel radiator.

Bedroom Two

8' 5" x 10' 1" (2.57m x 3.07m)
Front facing uPVC double glazed window, ceiling light, single panel radiator, wood laminate flooring.

Bedroom Three

8' 4" x 6' 2" (2.54m x 1.88m)
Rear facing uPVC double glazed window, ceiling light, single panel radiator, wood laminate flooring.

Bathroom

Front facing uPVC double glazed window, white suite comprising bath, WC and wash hand basin, ceiling light, extractor, part tiled walls, double panel radiator.

Outside

Front Garden

A low maintenance garden, pathway to front door, chipping and access to driveway.

Rear Garden

Mainly laid to lawn, sun terrace, gated access to front.

Garage

Up and over door part converted with light,

electric heater and French doors to garden.

Services

All services are connected to the property.

Agents 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.





To view this property please contact Connells on

T 01905 724555
E warndonvillages@connells.co.uk

Ankerage Green
 WORCESTER WR4 0DZ

view this property online connells.co.uk/Property/WVL307325

directions to this property:

From the Warndon Villages office turn left onto Mill Wood Drive. At the roundabout turn left onto Wood Green Drive and straight on at the second roundabout. turn right onto Newton Road. At the second set of traffic lights, turn right into Rounds Road and follow round for some time, where the house is found on the left hand side.

EPC Rating: C Council Tax
 Band: C

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVL307325 - 0007