



Connells

Swallowfields
Worcester



Property Description

This home is situated in the heart of Warndon Villages, with access to local amenities, Worcester Royal Hospital, transport links and Worcester City Centre.

There is a hall, cloakroom, sitting room, dining kitchen, two double bedrooms, bathroom. There are gardens to the front and rear, off road parking. The property also benefits from gas fired central heating and uPVC double glazing.

Location

The Lyppards are one of four areas that make up the Warndon Villages. With several local amenities such as the Lyppard Grange which houses a doctor's surgery, dentist, take away's, hairdressers, nursery, convenience store and the Lyppard Hub, this area is perfect for anyone looking to move into a family orientated area, offering a wonderful community and all of the above on your doorstep. The Lyppard Hub also offers a range of activities such as book clubs, gardener groups, youth clubs and rooms for hire. Another handy local amenity located next to the Lyppard Grange is the Tesco superstore, with Petrol Station, Timpson's and Costa for those fresh early morning coffees.

There are several pathways and cycle paths through the area making it great for outdoor walks, either to get to the local parks or for walking the dog! With buses that come every 10 minutes, you are able to get into the Centre of Worcester and to Worcester Royal Hospital with ease

Accommodation

This spacious home has hall, cloakroom, dining kitchen, two double bedrooms and family bathroom.

There are gardens to the front and the rear and has off road parking.

The property benefits from gas fired central heating and uPVC double glazing.

Accommodation Details

Ground Floor

Door into entrance hall.

Entrance Hall

Ceiling light, ceramic tiled floors, single panel radiator, doors to cloakroom and sitting room, stairs to first floor.

Cloakroom

Front facing single panel uPVC double glazed window, WC, vanity unit with sink, single panel radiator, ceramic tiled floors.

Sitting Room

11' 7" x 13' 6" max (3.53m x 4.11m max)
Front facing uPVC double glazed window, two ceiling lights, double panel radiator, wall light fitting, storage cupboard, door to kitchen.

Kitchen

15' 6" x 10' 9" (4.72m x 3.28m)

Two rear facing double glazed windows, stainless steel sink unit, stainless steel oven, electric hob, space for washing machine and fridge freezer, chimney style cookerhood. wall mounted boiler, rear facing composite door to garden.

First Floor

Landing

Side facing uPVC double glazed window ceiling light, access to loft space, doors to bedrooms and bathroom.

Bedroom One

9' 1" x 11' 9" (2.77m x 3.58m)

Front facing uPVC double glazed window, storage cupboard, ceiling light, single panel radiator.

Bedroom Two

8' 5" x 15' 3" (2.57m x 4.65m)

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

Bathroom

Rear facing uPVC Double glazed window, WC, wash hand basin inset into vanity unit, extractor, chrome ladder radiator, fully tiled walls, ceiling and floor, bath with shower over.

Outside

Front Garden

A lawn foregarden with pathway to front door, driveway providing off road parking.

Rear Garden

Sun terrace with raised lawned area, gated access to front.

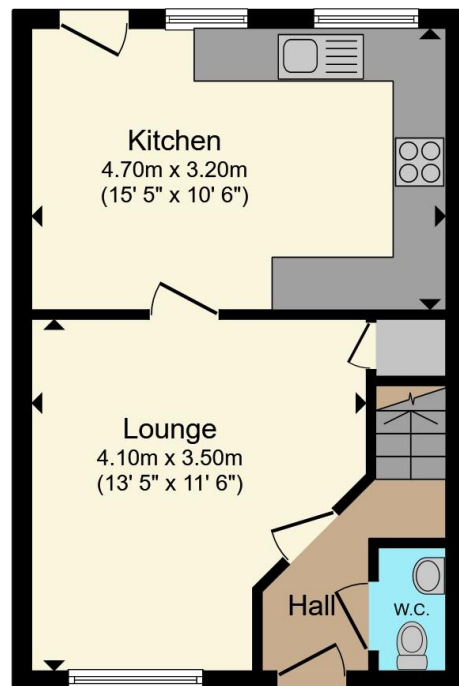
Services

All services are connected

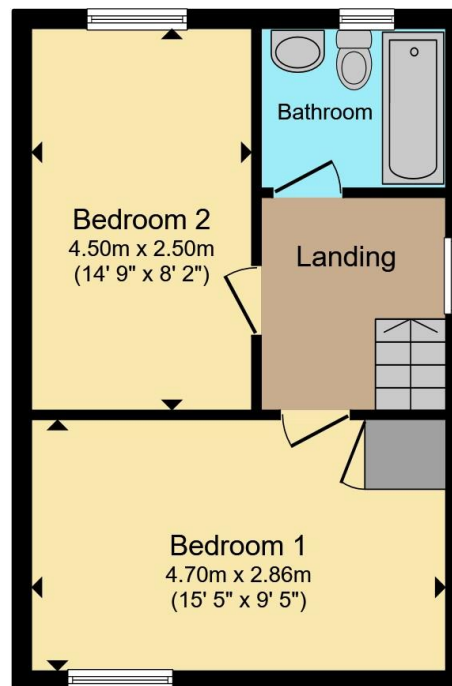








Ground Floor



First Floor

Total floor area 68.6 m² (739 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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Directions to this property:

From the Warndon Villages office turn right on to Mill Wood Drive, and turn right on to Knotts Avenue. Follow for some time, turning second right into Swallowfields and the property will be found to the right hand side.

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVL307420



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