



**Connells**

Montpelier Close  
Worcester



## Property Description

Offered For Sale on a 40% shared ownership basis, this well-presented two-bedroom semi-detached home is ideally situated on the popular Montpelier Close in Worcester, providing an excellent opportunity for first-time buyers or those looking to step onto the property ladder.

The accommodation is thoughtfully arranged and comprises an inviting entrance hall, a modern fitted kitchen/dining area, and a spacious living area with direct access to the rear garden, ideal for everyday living and entertaining. A convenient downstairs WC completes the ground floor.

To the first floor are two well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from a private driveway providing off-road parking, along with an enclosed rear garden offering a pleasant outdoor space.

The property is placed for access to local amenities, schools, and transport links into Worcester city centre, making this an attractive and affordable home in a desirable residential location.

## Ground Floor

### Entrance Hall

Two ceiling lights, radiator and carpet flooring.

Stairs to the first floor.

## Living Area

14' x 8' 8" ( 4.27m x 2.64m )  
Rear facing double glazed window, ceiling light, radiator and carpet flooring.

Double glazed patio doors to the rear.

## W.C

W.C, wash hand basin with tiled splashback and a radiator.

## Kitchen/Diner

17' x 6' 10" ( 5.18m x 2.08m )  
Front facing double glazed window, ceiling lights, radiator, wall and base units, stainless steel sink and drainer unit, integrated oven and hob, storage cupboard and space for appliances.

## First Floor

### Landing

Ceiling light, radiator and carpet flooring.

Doors to the bathroom and both bedrooms.

### Bedroom One

13' 11" x 9' 5" ( 4.24m x 2.87m )  
Front facing double glazed window, ceiling light, radiator, storage cupboard and carpet flooring.

## Bedroom Two

14' x 9' 7" ( 4.27m x 2.92m )

Rear facing double glazed window, ceiling light, radiator, storage cupboard and carpet flooring,



## Bathroom

W.C, wash hand basin with splashback, bath with shower and part tiled walls.

## Outside

### Outside Front

To the front of the property is a path leading to the front door. There is a laid to lawn area to the one side and the other side is a driveway with an electric vehicle charging point. There is also access to the rear garden.

### Outside Rear

To the rear of the property is a enclosed partly slabbed, partly laid to lawn tiered garden. There is also side access.

## Services

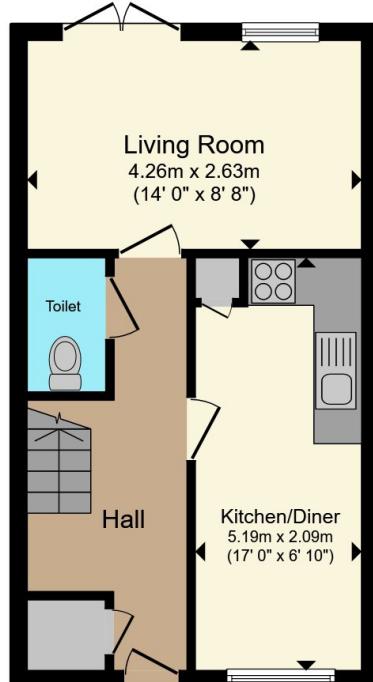
All mains' services are connected to the property.

## Leasehold:

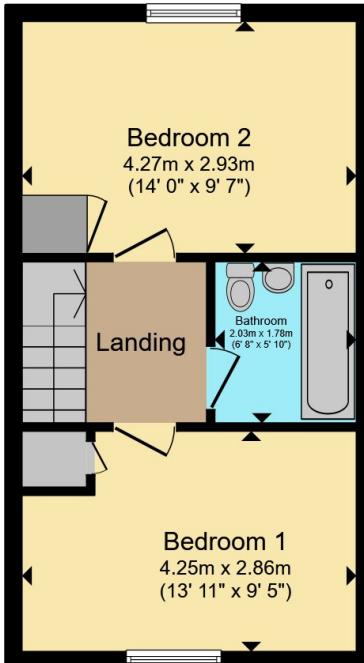
Length of Lease: 125 years from 27th February 2024

Annual Ground Rent including Service Charge: £4,532.92





**Ground Floor**



**First Floor**

Total floor area 66.5 m<sup>2</sup> (716 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)

**Connells**

To view this property please contact Connells on

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3 Foregate Street  
WORCESTER WR1 1DB

EPC Rating: B  
Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
4531.92

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WOR315730](http://connells.co.uk/Property/WOR315730)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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Property Ref: WOR315730 - 0002

