



Connells

Twarnley Rise
Worcester



Property Description

A three bedroom detached bungalow in a sought after location, one bedroom with en-suite, sitting/dining room, conservatory, wetroom, garage and driveway for off road parking. The property benefits from gas fired central heating, uPVC double glazing, gardens to the front and rear and no onward chain.

Location

The Harleys are one of four areas that make up the Warndon Villages, Worcester. Great for all buyers, this area provides something to do for everyone! There are several cycle paths, private walks and the property is within easy distance of the Countryside Centre: giving access to woodland walks and a boutique cafe. For commuters, junction 6 of the m5 is less than 2 miles away.

The area is close to the Worcester Royal Hospital and Lyppard Grange Centre comprising of a doctors, dentists, hairdressers, Chinese, fish and chip shop, children's nursery and the Lyppard Hub. This offers a variety of services and activities including book clubs, walking groups, toddler groups, gardeners' group and youth club, making it perfect for all ages! The Centre is also home to the Lyppard Grange pub with a large beer garden and a Tesco Superstore with petrol station.

Accommodation Details

A detached bungalow with hall, cloakroom, sitting/dining room, conservatory, kitchen, wetroom, three bedrooms, en suite.

Property Description

Ground Floor

Entrance Hall

Storage Cupboard

Cloakroom

Side facing uPVC double glazed window, WC, single panel radiator, wash hand basin, ceramic tiled floor.

Sitting/Dining Room

24' 9" x 13' 7" (7.54m x 4.14m)
Front facing uPVC double glazed window, Adam style fireplace with living fire, dado rail, two ceiling lights, coving to ceiling, single panel radiator, double panel radiator, uPVC double glazed patio doors to conservatory

Kitchen

9' 7" x 9' 2" (2.92m x 2.79m)
Front facing uPVC double glazed window, glazed door to garden, stainless steel sink with mixer tap over, space for fridge freezer, space for washing machine, wall and floor mounted units, wall mounted boiler, recess spotlight, double panel radiator.

Conservatory

8' 7" x 7' 9" (2.62m x 2.36m)

Bedroom One

12' 7" x 9' 11" (3.84m x 3.02m)
Rear facing uPVC double glazed window, three double wardrobes, ceiling light, single panel radiator, door to en-suite.

En-Suite

9' 10" x 2' 11" (3.00m x 0.89m)

Rear facing uPVC double glazed window, wash hand basin, WC, shower cubicle, single panel radiator, ceiling light, shaver socket, extractor.

Bedroom Two

9' 6" x 9' 6" (2.90m x 2.90m)

Front facing uPVC double glazed window, two single fitted wardrobes, double fitted wardrobes, fitted chest of drawers and bedside tables, ceiling light, single panel radiator.

Bedroom Three

9' 3" x 6' 5" (2.82m x 1.96m)

Front facing uPVC double glazed window, fitted furniture with desk and wardrobe, ceiling light, single panel radiator.

Wetroom

7' 2" x 6' (2.18m x 1.83m)

Rear facing uPVC double glazed window, wash hand basin, part tiled walls, paneled walls, ladder style radiator.

Outside

Front Garden

To the front is a lawned and established garden, pathway to the front door, access to rear.

Rear Garden

Established garden, shed, greenhouse, sun terrace, cold water tap, mainly laid to lawn.

Garage

Up and over electric door, light and power, door to garden.

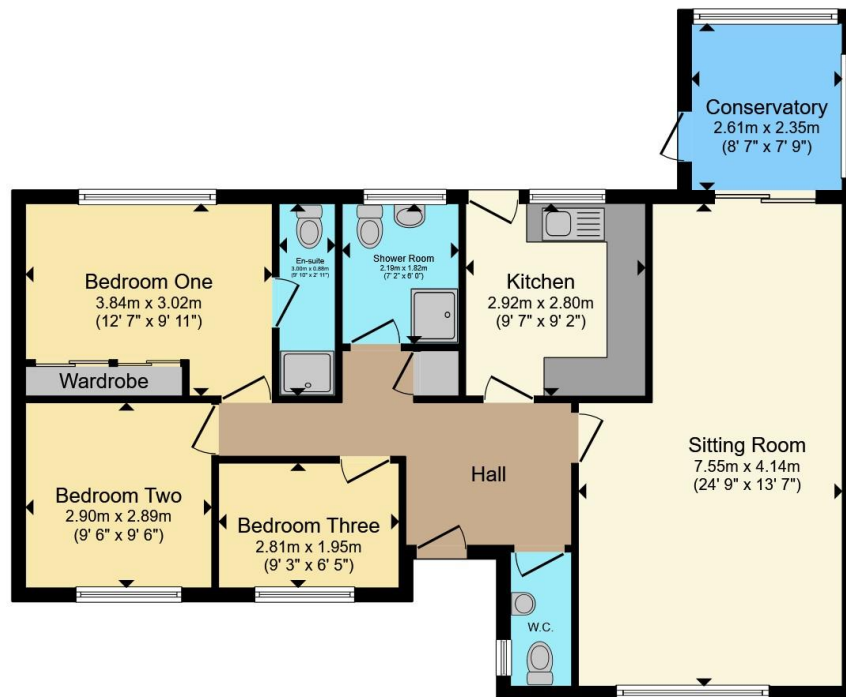
Services

All services are connected to the property.

Agents Notes

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.





Floor Plan

Total floor area 89.4 m² (963 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



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view this property online connells.co.uk/Property/WVL307351

Directions to this property:

From our Connells Warndon Villages branch take a left onto Millwood Drive, then take the first exit at the roundabout onto Woodgreen Drive. At the next roundabout, take the first exit onto Dugdale Drive, followed by a left onto Topham Avenue. Take a left onto Hingley Avenue, a left onto Pitt Avenue and a right onto Twarnley Rise. The property is situated on your left hand side.

EPC Rating: C Council Tax
Band: E

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.

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