



**Connells**

Gennet Grove  
Broomhall WORCESTER



## Property Description

Situated in a sought-after residential location, this well-presented three-bedroom detached family home on Gennet Grove offers spacious and versatile accommodation throughout. Benefiting from a driveway and garage, the property is ideal for modern family living.

The ground floor comprises a welcoming living room, a contemporary kitchen and dining area perfect for entertaining, a separate utility room, and a convenient downstairs WC.

Upstairs, the property features three well-proportioned bedrooms. The impressive principal bedroom benefits from a dressing room and en suite shower room, while the second bedroom also enjoys its own en suite. A modern family bathroom serves the remaining accommodation.

Outside, the property boasts a low-maintenance rear garden, providing an ideal space for relaxing and outdoor dining.

Early viewing is highly recommended to appreciate all this home has to offer.

## Ground Floor

### Entrance Hall

Carpet flooring.

Stairs to the first floor.

Door to the living area.

## Living Area

Two ceiling lights and a radiator,

Door through to the kitchen/ dining area.

## Kitchen/ Dining Area

Rear facing double glazed window, spotlights, ceiling light, wall and base units, breakfast bar, integrated appliances, stainless steel sink and drainer unit and a storage cupboard.

Doors to the utility room, downstairs w.c and the garage.

Rear facing double glazed patio doors leading to the garden.

## Utility Room

Rear facing double glazed window, worktops, boiler, radiator and space and plumbing for undercounter appliances.

Door to the w.c.

## WC

Radiator, W.C and a wash hand basin with splashback.

## First Floor

### Landing

Radiator, airing cupboard and carpet flooring.

### Bedroom One

Front facing double glazed window, ceiling light, radiator and carpet flooring.

Door through to the dressing room and en-suite.

### En-Suite

Rear facing double glazed window, walk in shower, W.C, wash hand basin, radiator, and partly tiled walls.

### Bedroom Two

Front facing double glazed window, ceiling light, radiator, fitted wardrobe and carpet flooring.

Door to the en-suite.

### En-Suite

Front facing double glazed window, walk in shower, W.C, wash hand basin, radiator and partly tiled walls.

### Bedroom Three

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

## Bathroom

Rear facing double glazed window, bath, radiator, W.C, and a wash hand basin.

### Outside

#### Outside Front

To the front of the property is a driveway leading to the garage and the front door. There is also a side access gate which leads to the rear garden.

#### Outside Rear

To the rear of the property is an enclosed low maintenance garden. There is a small patio area which then leads to a laid to lawn garden. There is also a side access gate to the front of the property.

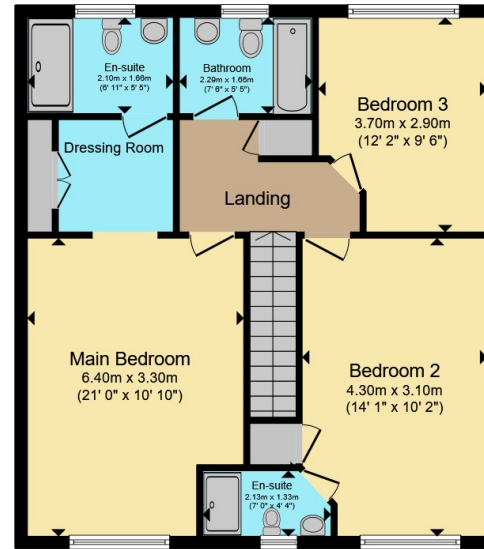
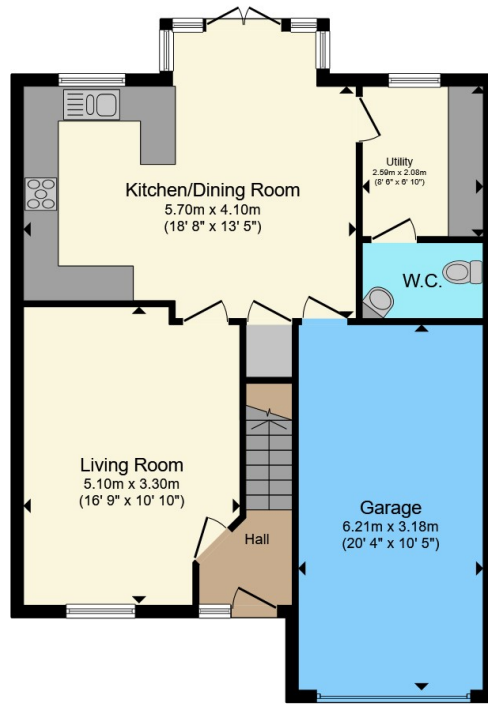
### Services

All main services are connected to the property.









**Ground Floor**

**First Floor**

Total floor area 148.3 m<sup>2</sup> (1,596 sq.ft.) approx

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3 Foregate Street  
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EPC Rating: A Council Tax  
Band: D

Tenure: Freehold

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