



**Connells**

Grasmere Drive  
Worcester





### Property Description

An extended four-bedroom home with an enclosed rear garden. Outside also offers a driveway providing off road parking. It is close to Worcester City Centre and transport links. The property has a porch, hall, sitting room, fourth bedroom with wet room, kitchen and lean to. There are three bedrooms and shower room on the first floor.

### Location

The area of Warndon has access to local amenities which include doctors, library, local shops, take aways, beauty salons and Sainsburys. The area also has access to Elgar retail park with outlets such as B&Q, Home Sense, Next, Halfords and M&S Food.

There is easy access to transport links with bus routes, junction 6 of the M5. There is within close reach, Industrial areas with employers such as Mazak, GTech and Worcester Bosch.

### Accommodation Details

An extended semi-detached home with versatile accommodation. There is a hall, sitting room, kitchen, 4th bedroom/ dining room with wet room to the ground floor. To the first floor are three bedrooms and bathroom. There is a foregarden with off road parking and enclosed rear garden. The property has uPVC double glazing and gas fired central heating and has no onward chain.

### Ground Floor

Doors into porch and double door into hall.

### Entrance Hall

Stairs to first floor, double doors to kitchen and 4th bedroom and sitting room, inner lobby leading to kitchen, ceiling light, coving to ceiling.

### Sitting Room

11' 6" x 20' 1" ( 3.51m x 6.12m )  
Front facing window, brick-built fireplace with gas fire, coving to ceiling, ceiling light, aluminium patio doors to garden.

### Bedroom Four

Irregular Shaped Room  
Front facing uPVC double glazed window. door to wet room.

### Wet Room

Rear facing uPVC double glazed window, WC, wash hand basin, tiled walls, single panel radiator.

### Kitchen

8' 10" x 10' ( 2.69m x 3.05m )  
Rear facing windows. Space for cooker, one and half bowl stainless steel sink drainer unit, space and plumbing for dishwasher, space for fridge freezer, uPVC door to lean to/Utility, wall mounted combination boiler.

### Accommodation First Floor

### Landing

Coving to ceiling, ceiling light, doors to bedrooms, storage cupboard, door to shower room.

### Bedroom One

11' 9" x 11' 9" ( 3.58m x 3.58m )  
Front facing window, ceiling light, coving to ceiling, storage recess.

### Bedroom Two

13' 2" x 8' 10" ( 4.01m x 2.69m )  
Rear facing windows, ceiling light, coving to ceiling, single panel radiator, wooden floors.

### **Bedroom Three**

5' 9" x 11' 11" ( 1.75m x 3.63m )

Front facing window, coving to ceiling, ceiling light, single panel radiator, storage cupboard and wooden floorboards.

### **Shower Room**

Two windows facing rear garden, walk in shower cubicle, ladder style radiator, WC, wash hand basin.

### **Outside**

#### **Outside Front**

To the front is a garden with ramp and pathway to the front door, off road parking.

#### **Outside Rear**

Enclosed rear garden, cold water tap, electric power sockets, sun terrace, mainly laid to lawn.





**Ground Floor**



**First Floor**

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#### directions to this property:

From our Connell's branch in Warndon Villages, take a left onto Millwood Drive, followed by a right at the roundabout onto Woodgreen Drive. Take a left at the next roundabout and follow onto Tolladine Road. Turn right on to Ambleside Drive and second right into Grasmere Drive, where the property is found on the left-hand side as indicated by the agents for sale sign.

EPC Rating: C Council Tax  
Band: B

Tenure: Freehold



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