Connells

Toftdale Green
Lyppard Bourne Worcester

Toftdale Green
Lyppard Bourne Worcester WR4 0PE

For Sale offers over
£290,000

Property Description

A well presented three bedroom end of terrace home, ideally situated on a generous corner plot within a quiet cul - de - sac. The property offers spacious and versatile accommodation, including open - plan living and dining room, a separate kitchen and a convenient downstairs cloakroom.

Externally, the corner plot provides excellent outdoor space, with a garage offering additional storage or parking. Upstairs are three bedrooms and a family bathroom, making this an ideal home for first time buyers, families or those looking for additional space.

The properties combination of it's peaceful cul - de -sac location, corner plot, garage and practical living accommodation makes it an attractive property for a range of buyers.

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, Timpsons 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 busses that come every 10 minutes, you are able to get into the Centre of Worcester and to Worcester Royal Hospital with ease.
Lyppard Bourne

Family note: catchment is for the primary School of Lyppard Grange and secondary is Tudor Grange Academy, which has a voted good Ofsted.

Commuters: Junction 7 of the M5 motorway is approximately 2 miles away.

Ground Floor

Entrance Hall

Ceiling light, wall mounted fuse box and wood laminate flooring.

Doors to Cloakroom and Lounge.

Cloakroom

Front facing obscure glazed window, WC, wash hand basin, double panel radiator, ceiling light and wood laminate flooring.

Sitting Room

Front and side facing windows, ceiling light, double panel radiator, TV point.

Stairs to First Floor.
Feature arch to Dining Area.

Dining Area

Ceiling light, smoke alarm, wood laminate flooring and double panel radiator.

French doors to Rear Garden.
Door to Kitchen.

Kitchen

Ceiling light, double panel radiator, under stairs cupboard and rear facing window.

Fitted kitchen comprising of:
A range of floor and base units with worktops over, inset 1 bowl sink unit, space and plumbing for washing machine, built in fridge/freezer, built in microwave, electric hob with cooker hood over and tile splashback.

First Floor

Landing

Pendant ceiling light, smoke alarm, loft access and airing cupboard.

Doors to all Bedrooms and Family Bathroom.

Bedroom One

ceiling light, front facing window, double panel radiator, carpet flooring and built in wardrobes.

Bedroom Two

ceiling light, rear facing window, carpet flooring and double panel radiator.

Bedroom Three

ceiling light, front facing window, double panel radiator, carpet flooring and built in cupboards.

Family Bathroom

Ceiling light, extractor fan, rear facing obscure glazed window, vanity wash hand basin, low level WC, P shaped bath with shower over and part tiled walls.

Loft Space

Boarded loft space with lighting.

Outside

Outside Front

A low maintenance front garden with pathway leading to front door with outside light and side access to Rear Garden. Laid to lawn either side of the pathway and mature shrubs.

Outside Rear

This property boasts a larger than average L shaped rear garden, primarily laid to lawn garden with patio seating area and gated side access to Outside Front. The garden also features a garden shed and outside tap.

Garage

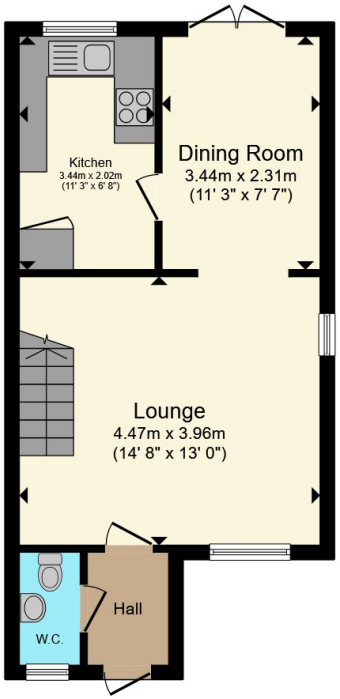
On bloc garage with up and over doors and parking to the front.

Services

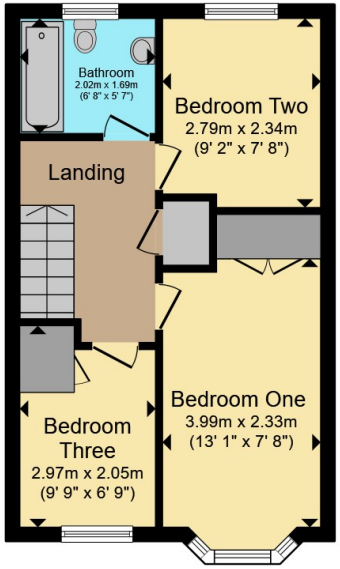
All mains services are connected to the property.

Agent Note

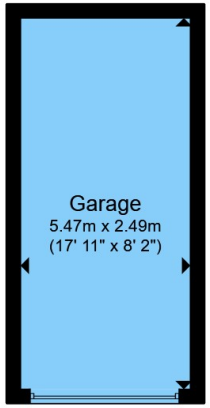
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor



Garage

Total floor area 84.4 m² (909 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

T 01905 611 411
E worcester@connells.co.uk

3 Foregate Street
WORCESTER WR1 1DB

EPC Rating: C

Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVL307736

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk