



Connells

Topham Avenue
Worcester



Property Description

This is a well presented detached home situated close to the school and local amenities, transport links and Worcester Royal Hospital.

There is hall, cloakroom, sitting room, dining room, kitchen, three bedrooms, en-suite and family bathroom. There is a driveway for several vehicles and detached garage which has potential to convert to a home office, gardens to the front and rear.

The property benefits from gas fired central heating and uPVC double glazing.

Location

Harleys

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.

Harley Goodacre

This property is located in the area of Harley Goodacre and has lots of walkways through to The Lyppard Centre and the nature reserve with protected newts. The primary school catchment Lyppard Grange and then Secondary Tudor Grange, an academy with voted good by Ofsted.

Property Details

There is hall, cloakroom, sitting room, dining room, kitchen, three bedrooms, en-suite and family bathroom. There is a driveway for several vehicles and detached garage which as potential to convert to a home office, gardens to the front and rear. The property benefits from having no onward chain.

Ground Floor

Wooden door into hall.

Hallway

Ceiling light, radiator, stairs to first floor, doors to cloakroom and sitting room.

Cloakroom

Front facing uPVC double glazed window, WC, wall mounted wash hand basin with tiled splash back, ceiling light, radiator.

Sitting Room

Front facing uPVC double glazed window, ceiling light, coving to ceiling, radiator, understairs storage cupboard, an opening leading to dining room.

Dining Room

Patio doors leading to garden, ceiling light, coving to ceiling, double panel radiator, door to kitchen.

Kitchen

Rear facing uPVC double glazed window, stainless steel sink with mixer tap over, a range of wall and floor mounted units, stainless steel single oven with electric hob over and cookerhood over, space for appliances, wall mounted Worcester boiler, ceiling light.

First Floor

Bedroom One

Front facing uPVC double glazed window, ceiling light, radiator, storage cupboard.

En-Suite

Front facing uPVC double glazed window, shower cubicle, WC, wash hand basin, ceiling light, radiator.

Bedroom Two

Rear facing uPVC double glazed window, ceiling light, radiator.

Bedroom Three

Rear facing uPVC double glazed window, ceiling light, radiator.

Bathroom

Side facing uPVC double glazed window, white suite with bath and shower attachment, WC, wash hand basin, part tiled walls, radiator.

Outside

Outside Front

To the front is a lawned foregarden, pathway to front door, driveway providing parking for several vehicles, gated access to the rear, access to garage.

Detached Garage

Up and over door, power and light. Subject to building regulations could be converted into home office.

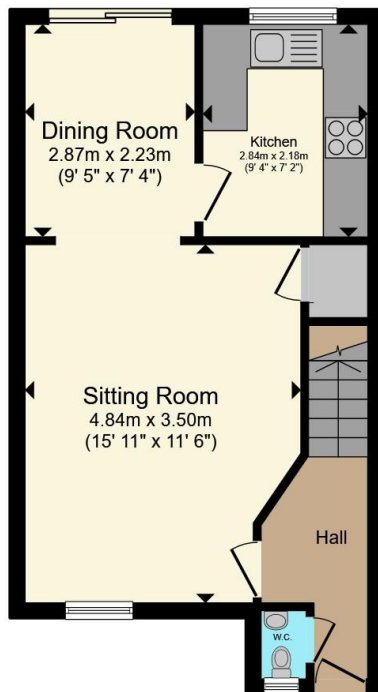
Outside Rear

There is a sun terrace with steps leading to a low maintenance garden, lawned area, garden shed, established shrub borders, cold water tap.

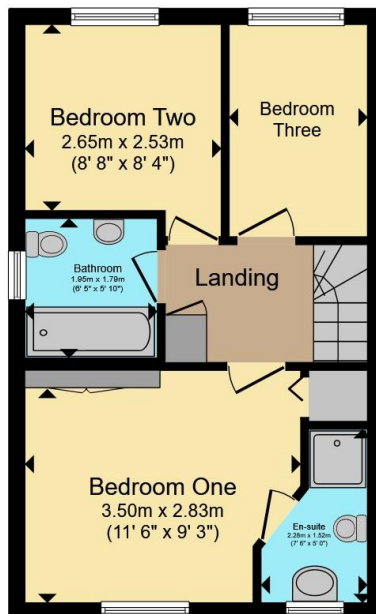
Agents Note

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

Total floor area 73.6 m² (793 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

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view this property online connells.co.uk/Property/WVL307611

Directions to this property:

From Connells Warndon Villages Office proceed out of Ankerage Green turning left into Mill Wood Drive. At the roundabout turn left onto Wood Green Drive. At the next roundabout turn left onto Dugdale Drive. Take the first turning on the left into Topham Avenue where the property will be located on the left hand side.

EPC Rating: C Council Tax
Band: D

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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