



**Connells**

Wheeler Close  
Worcester



## Property Description

Nestled in a quiet cul-de-sac on Wheeler Close, this well-presented three-bedroom mid-terrace home offers comfortable living in a convenient Worcester location.

The property features a welcoming entrance hall, downstairs W.C, a light-filled lounge with direct access to the rear garden, perfect for relaxing or entertaining and a spacious kitchen/diner. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a private rear garden, ideal for outdoor dining and play, along with an en bloc garage and additional parking space.

Located within easy reach of local shops, schools, and transport links, this home is ideal for families, first-time buyers, or investors seeking a low-maintenance property in a desirable area.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Ground Floor

### Entrance Hall

Ceiling light, radiator, cupboard and carpet flooring.

Stairs leading to the first floor.

### W.C

Side facing double glazed window, W.C, wash hand basin, tiled splashback and a radiator.

## Living Area

12' 5" x 16' 3" ( 3.78m x 4.95m )

Rear facing double glazed window, two ceiling lights, radiator, fireplace and French doors to the rear garden.

## Kitchen/Dining Area

10' 1" x 13' 5" ( 3.07m x 4.09m )

Front facing double glazed window, ceiling light, spotlights, wall and base units, part tiled walls, stainless steel sink and drainer unit, built in oven, hob, extractor and a radiator.

## First Floor

### Landing

Two ceiling lights, cupboard and a loft hatch.

Stairs leading down to the ground floor.

### Bedroom One

12' 5" x 10' 4" ( 3.78m x 3.15m )

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

### Bedroom Two

8' 9" x 7' 7" ( 2.67m x 2.31m )

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

### Bedroom Three

8' 9" x 7' 9" ( 2.67m x 2.36m )

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

## Bathroom

Rear facing double glazed window, bath with mixer shower, W.C, vanity wash hand basin. part tiled walls and a radiator.

## Outside

### Outside Front

Rear facing double glazed window, bath with mixer shower, W.C, vanity wash hand basin. part tiled walls and a radiator.

### Outside Rear

To the rear is an enclosed garden with fencing either side and a paved patio area leading to a further lawned garden.

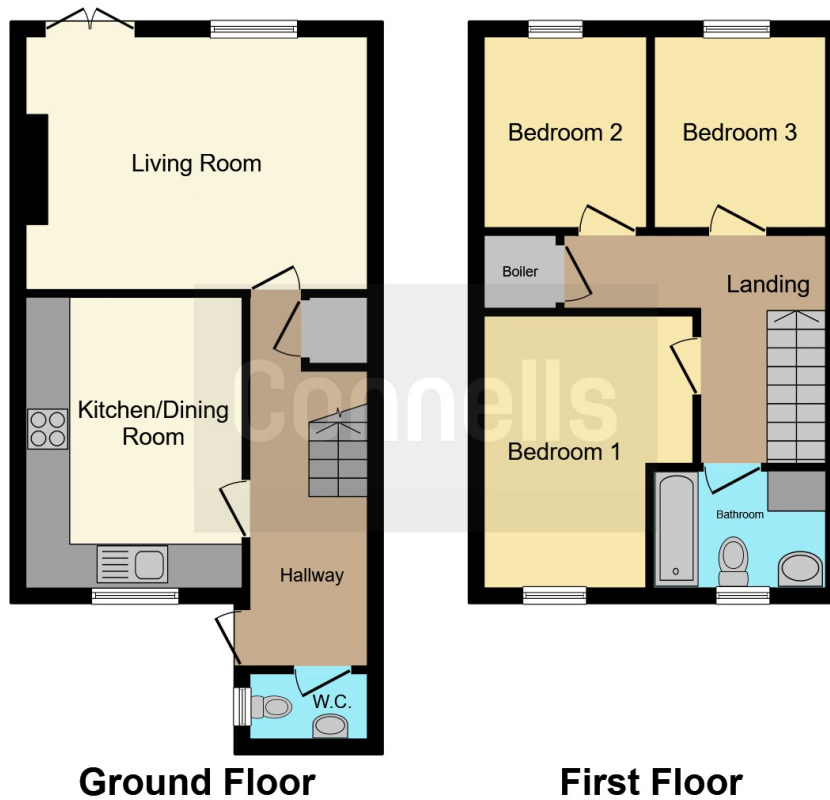
## Garage

An en-bloc garage with a up and over door, concrete flooring power and lighting.

## Services

All main services are connected to the property.





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.focalagent.com](http://www.focalagent.com)

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EPC Rating: D    Council Tax  
 Band: C

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Tenure: Freehold



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