





### Property Description

A two/three-bedroom semi-detached home offering spacious and versatile living accommodation, block paved driveway and enclosed rear garden situated within a popular residential area of Worcester.

The kitchen has fitted appliances and there is gas fired central heating and uPVC double glazing.

Off road parking to the front.

rear garden.

### Ground Floor

#### Entrance Porch

Two side facing double glazed uPVC windows, part glazed uPVC door. Ceramic tiled flooring.

#### Entrance Hall

Ceiling light, radiator, Stairs to first floor. Part glazed door to sitting room.

#### Cloakroom

Side facing double glazed window, WC, Wash hand basin, ceiling light.

#### Sitting Room

12' 2" x 11' 8" ( 3.71m x 3.56m )  
Front facing double glazed upVC bay window, Ceiling light, fitted storage, radiator, thermostat heating control. Door to kitchen

#### Kitchen

13' 1" x 8' 6" ( 3.99m x 2.59m )  
Rear facing uPVC double glazed window, one and a half bowl sink inset into work surfaces, Fitted double stainless-steel oven, stainless steel chimney hood over, a range of floor mounted units and drawer stacker unit. Eye level units. Part tiled walls. Integrated fridge freezer, integrated dishwasher. Wall mounted Worcester combination boiler. Space for washing machine, tiled flooring. Radiator. Door to rear garden.

#### Office

7' 3" x 7' 7" ( 2.21m x 2.31m )  
Rear facing double glazed doors leading to conservatory. ceiling light, door to cloakroom.

### Accommodation Details

The property comprises entrance porch, entrance hall, cloakroom, sitting room, reception room three, dining room, kitchen, conservatory, two bedrooms.

The property further benefits from having radiator central heating, off road parking and

## **Bedroom Three/Snug**

7' 2" x 6' 9" ( 2.18m x 2.06m )

Front facing double glazed uPVC window and door. Ceiling light,

## **Conservatory**

9' 7" x 8' 6" ( 2.92m x 2.59m )

Ceramic tiled floor. Rear facing double glazed doors to rear garden. Of uPVC and brick construction

## **First Floor**

### **Landing**

Side facing double glazed uPVC window, smoke alarm, Ceiling light, access to loft space. Doors to bedrooms and bathroom.

### **Bedroom One**

11' 4" x 9' ( 3.45m x 2.74m )

Front facing double glazed bay uPVC window, Radiator, Ceiling light. Fitted double wardrobe, one with mirrored door, draws and shelving.

### **Bedroom Two**

8' 2" x 11' 4" ( 2.49m x 3.45m )

Rear facing double glazed uPVC window, Ceiling light, Radiator.

## **Bathroom**

Rear facing opaque double glazed uPVC window. WC, Wash hand basin, White suite corner bath, Walking shower cubicle. Part tiled walls, Radiator.

## **Front Garden**

To the front of the property there is a block paved driveway providing off road parking, low maintenance gravel area. Courtesy lighting

## **Rear Garden**

To the rear of the property there is a sun terrace leading to further sun terrace, mainly laid to lawn with some shrub borders.

## **Services**

All mains and services are connected to the property.





To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/WVL307408](http://connells.co.uk/Property/WVL307408)**

**directions to this property:**

From the Warndon Villages office turn left onto Ankerage Green, Turn left onto Mill Wood Dr, At the roundabout, take the 1st exit onto Woodgreen Dr/B4638, Go through 1 roundabout, At the roundabout, take the 3rd exit onto Newtown Rd/B4636, Turn right onto Ronkswood Hill, Turn right onto Don Rd, Turn left onto Wolsey Close where you will find the property right hand side as indicated by our Connells For Sale board.

EPC Rating: Council Tax  
Awaited Band: B

Tenure: Freehold



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