



Connells

Keble Close
Worcester



Property Description

A well-presented home situated close to Shrub Hill Railway Station, Worcester City Centre and transport links.

There is a hallway, sitting room, dining kitchen, three bedrooms and bathroom.

The property has front and rear gardens, garage and off-road parking. The benefits are also gas fired central heating and uPVC double glazing.

Location

Worcester City Centre is made up of a variety of large High Street brands, as well as lots of boutiques and independent retailers. Within the High Street there are many restaurants, pubs and wine bars.

Junction 7 of the M5 motorway is only a short drive away (approximately 3 miles) and the city also benefits from having two train stations at Foregate Street and Shrub Hill. These stations serve Birmingham and are also on a direct line to London Paddington.

Education within the city centre comprises a variety of schools, including Stanley Road, St Georges RC, Cherry Orchard Primary School and Blessed Edward Secondary School to name a few. Worcester also boasts some well-regarded Private schools including Kings and Royal Grammar School as well as the University which is well known for its teaching and sporting degrees in addition to its research work.

Accommodation Details

Entrance Porch

uPVC obscure glazed window and door to entrance hall

Entrance Hall

Ceiling light, double panel radiator, wall light

fitting, stairs to first floor, door to sitting room

Sitting Room

Front facing uPVC double glazed window, recess spotlight, wall light fitting, double panel radiator, door to dining kitchen.

Dining/Kitchen

Two rear facing uPVC double glazed window, Belfast sink unit with mixer tap over, stainless steel electric single oven, four gas ring hob with stainless steel cookerhood over, range of wall and floor mounted units, quartz worksurfaces, space and plumbing for washing machine, fridge freezer, door to garden.

First Floor

Landing

Access to loft space, doors to bedrooms and bathroom.

Bedroom One

Rear facing uPVC double glazed window, fitted wardrobes with sliding doors, hanging rail and shelving, ceiling light, double panel radiator.

Bedroom Two

Front facing uPVC double glazed window, fitted single cupboard, recess spotlight, double panel radiator.

Bedroom Three

Front facing uPVC double glazed window, tall radiator, recess spotlight.

Bathroom

Rear facing uPVC double glazed window, white suite, bath with shower over, WC, wash hand basin, recess spotlight, part tiled walls, chrome ladder style radiator.

Outside

Front Garden

Steps down through established foregarden leading to front door.

Rear Garden

Low maintenance sun terrace entertaining area leading to a awned enclosed garden.

Parking

Access to off road parking and garage.

Garage

Up and over door.

Services

All services are connected to the property.





To view this property please contact Connells on

T 01905 724555
E warndonvillages@connells.co.uk

Ankerage Green
WORCESTER WR4 0DZ

view this property online [connells.co.uk/Property/WVL307377](https://www.connells.co.uk/Property/WVL307377)

directions to this property:

From the Warndon Villages office turn left onto Ankerage Green, Turn left onto Mill Wood Drive, At the roundabout turn right onto Woodgreen Drive. At the roundabout, take the 1st exit onto Middle Hollow Drive continue to follow onto Tolladine Road, after some time turn left onto Christchurch Road, turn right onto Somerville Road and Keble Close will be on the lefthand side.

EPC Rating: D Council Tax
Band: C

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.

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

Property Ref: WVL307377 - 0003