



Connells

Farundles Avenue
Lyppard Woodgreen Worcester

Farundles Avenue Lyppard Woodgreen Worcester WR4 0LX

for sale
£525,000



Property Description

A beautifully presented and well improved detached family home situated in a cul-de-sac location also being close to local Primary and Secondary schools, shops and transport links to Worcester City Centre and motorway access making it a convenient location for families and commuters!

This home offers spacious and versatile accommodation offering sitting room, dining room and a reading room! Upstairs features bedroom one with en-suite plus four further bedrooms and family bathroom. Ample outside space to the front with driveway providing off road parking for multiple vehicles plus garage, there also is an enclosed south facing garden to the rear. This property also features sixteen solar panels which are owned outright by the current owners. The property is 1765sq ft

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 doctors 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 buses that come every 10 minutes, you are able to get into the Centre of Worcester and to Worcester Royal Hospital with ease.

This home is located in the area of Lyppard

Woodgreen, which is a sub area of the Lyppards itself. School catchment is Lyppard Grant primary school and Tudor Grange Academy, the local secondary school which have both been voted "good" by Ofsted.

For commuters this area is 1.5 miles away from Junction 6 of the M5, giving easy access to all parts of the country.

Accommodation Details

Ground Floor

Entrance Porch

Composite door, two side facing uPVC double glazed windows, wooden glazed door into the entrance hall, ceramic tiled flooring.

Entrance Hall

Doors to sitting room, dining room, kitchen, cloakroom, stairs to first floor, ceiling light, coving to ceiling, wood laminate flooring, understairs storage.

Cloakroom

Front facing uPVC obscure glazed window, wash hand basin inset into vanity unit, WC, ceiling light, single panel radiator.

Sitting Room

16' 9" x 11' 10" (5.11m x 3.61m)

Front facing uPVC bay window, two wall light points, coving to ceiling, Adam style stone fireplace with inset gas fire, two double panel radiators, wood laminate flooring.

Dining Room

11' 1" x 10' 3" (3.38m x 3.12m)

Rear facing bi-fold uPVC glazed doors to garden, ceiling light, coving to ceiling, single panel radiator, wood

laminated flooring.

Reading Room

7' 6" x 7' (2.29m x 2.13m)

Rear facing uPVC French doors to garden, ceiling light, wood laminate flooring.

Kitchen

11' 8" x 10' 3" (3.56m x 3.12m)

Rear facing uPVC double glazed window, door to utility room, fitted kitchen with a range of floor mounted and eye level units, aserite one and a half bowl sink drainer unit, larder unit housing double stainless steel electric oven with further storage, integral dishwasher, integral fridge freezer, four ring gas hob and cookerhood over, island with storage and wine rack, ceramic tiled splashback, vertical radiator, ceiling light, ceramic tiled flooring.

Utility Room

9' 1" x 5' 2" (2.77m x 1.57m)

Part glazed uPVC stable door to garden, door to garage, wall mounted boiler, ceiling light, ceramic tiled flooring, space and plumbing for washing machine, space for tumble dryer.

First Floor

Landing

Side facing uPVC double glazed window, doors to bedrooms and bathroom, access to loft space, two ceiling lights, coving to ceiling, smoke detector, single panel radiator.

Bedroom One

11' 10" x 13' 8" (3.61m x 4.17m)

Two front facing uPVC triple glazed window, ceiling light, double panel radiator, door to en suite

En-Suite

Side facing obscure glazed window, wash hand basin inset into vanity unit, WC, shower cubicle, ceramic tiled walls, chrome ladder radiator, ceramic tiled flooring.

Bedroom Two

11' 10" x 10' 2" (3.61m x 3.10m)

Rear facing uPVC triple glazed window, ceiling light, single panel radiator

Bedroom Three

9' 2" x 8' 10" (2.79m x 2.69m)

Rear facing uPVC double glazed window,

ceiling light, single panel radiator.

Bedroom Four

8' 1" x 7' 11" (2.46m x 2.41m)

Front facing uPVC double glazed window, ceiling light, single panel radiator.

Bedroom Five

8' 1" x 7' 11" (2.46m x 2.41m)

Front facing uPVC triple glazed window, ceiling light, single panel radiator.

Bathroom

Rear facing uPVC double glazed window, freestanding bath, shower cubicle, WC, wash hand basin inset into vanity unit, chrome heated towel rail, ceramic tiled walls, lights, ceramic tiled flooring.

Outside

Outside Front

To the front of the property there is a driveway providing off road parking for several vehicles, established foregarden, gated access to the rear.

Garage

Two up and over garage doors, light and power, personal door to side, door to utility.

Outside Rear

To the rear is an enclosed south facing garden having been landscaped mainly laid to lawn with slate pathways, established borders and raised borders, entertaining decked areas, greenhouse, courtesy lighting, several electrical sockets, cold water tap, door to garage, gated access to the front.

Services

All services are connected. There are solar panels that are owned by the current owners.

Agents Notes

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

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

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 Band: F

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Tenure: Freehold



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