



**Connells**

Goldrill Way  
WORCESTER



### Property Description

A well-presented two-bedroom end terraced house in a sought-after location and situated close to amenities. This spacious property is ideal for first time buyers or investors.  
Shared Ownership 40% Share

### Location

The area of Warndon has access to local amenities which include doctors, library, local shops, take aways, beauty salons and Sainsburys. The area also has access to Elgar retail park with outlets such as Homebase, Home Sense, Next, Argos, Halfords and M&S Food.

There is easy access to transport links with bus routes, junction 6 of the M5. There is within close reach, Industrial areas with employers such as Mazak, GTech and Worcester Bosch.

### Property Description

#### Ground Floor

#### Entrance Porch

Composite door into hall.

#### Entrance Hall

Ceiling light, stairs to first floor, doors to kitchen and sitting/dining room.

#### Cloakroom

Front facing uPVC double glazed window, WC, wash hand basin, ceiling light, single panel radiator,

#### Sitting/Dining Room

11' 8" x 15' 10" Max ( 3.56m x 4.83m Max )  
French doors to garden, side facing uPVC double glazed window, two ceiling lights, two single panel radiators, storage cupboard.

### Kitchen

6' 8" x 11' ( 2.03m x 3.35m )  
Side facing uPVC double glazed window, stainless steel single drainer unit, electric single oven with four ring gas hob, stainless steel cooker, space and plumbing for washing machine, space for fridge freezer, wall mounted Worcester boiler, range of wall and floor mounted units, smoke detector, tiled walls, ceiling light, single panel radiator.

### First Floor

#### Landing

Ceiling light, doors to bedrooms and bathroom, access to loft space.

#### Bedroom One

15' 1" x 10' ( 4.60m x 3.05m )  
Front facing uPVC double glazed window, ceiling light, single panel radiator, storage cupboard.

#### Bedroom Two

8' 7" x 15' 2" ( 2.62m x 4.62m )  
Rear facing uPVC double glazed window, ceiling light, single panel radiator.

### Bathroom

Side facing uPVC double glazed window, white suite, bath with shower over, WC, wash hand basin, ceiling light, extractor, chrome ladder style radiator, part tiled walls.

### Services

All services are connected to the property.





To view this property please contact Connells on

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WORCESTER WR4 0DZ

**view this property online [connells.co.uk/Property/WVL307362](http://connells.co.uk/Property/WVL307362)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Mar 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

#### **directions to this property:**

From Warndon Villages office, turn left onto Mill Wood Drive and right at the roundabout to Wood Green Drive. At the next roundabout turn left onto Middle Hollow Drive and at the traffic lights continue onto Tolladine Road turning first right onto Ambleside Drive. The turn second right onto Grasmere Drive and second left into Ullswater Close continuing onto Goldrill way. The property is on your right-hand side.

EPC Rating: C  
Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
342.42

Tenure: Leasehold



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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