



Connells

Toftdale Green
Lyppard Bourne Worcester



Property Description

This well-presented home is situated close to amenities, including schools, Worcester Royal Hospital, Worcester city centre.

The property has hallway, sitting room, kitchen, two bedrooms and bathroom. There are gardens to the front and rear allocated parking and garage.

There is no onward chain and benefits from gas fired central heating and uPVC double glazing.

Location

The Lyppards

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 doctor's 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, Timpson's 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.

Lyppard Bourne

The property is located in the area of Lyppard Bourne that gives access to walking on the site of the old Tolladine Golf Course. The catchment is for the primary School of Lyppard Grange and secondary is Tudor Grange Academy, which has a voted good Ofsted.

Junction 7 of the M5 motorway is

approximately 2 miles away.

Property Details

This well-presented home is situated close to amenities, including schools, Worcester Royal Hospital, Worcester city centre.

The property has hallway, sitting room, kitchen, two double bedrooms and bathroom. There are gardens to the front and rear allocated parking and garage.

There is no onward chain and benefits from gas fired central heating and uPVC double glazing.

Accommodation Details

Ground Floor

Canopied porch with storage cupboard, Composite door into hallway

Hallway

Ceiling light, stairs to first floor. door to sitting room, archway to kitchen, understairs storage cupboard, wood laminate flooring.

Kitchen

9' x 5' 9" (2.74m x 1.75m)

Front facing uPVC double glazed window, single panelled radiator, stainless steel single drainer sink unit with mixer tap over, stainless steel four ring gas hob with stainless steel cooker hood over, stainless steel single electric oven, range of wall and floor mounted units, space and plumbing for washing machine, space for fridge freezer, new wall mounted Worcester Bosch combination boiler, tiled splash backs, wood laminate flooring.

Sitting Room

13' 5" x 11' 4" (4.09m x 3.45m)

Ceiling light, double panel radiator, uPVC patio doors to garden.

First Floor

Landing

Doors to bedrooms and bathroom, ceiling light, access to loft space.

Bedroom One

12' 1" x 8' 2" (3.68m x 2.49m)

Rear facing uPVC double glazed window, ceiling light, single radiator.

Bedroom Two

8' 7" x 7' 7" (2.62m x 2.31m)

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

Bathroom

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

Outside

Outside Front

To the front is a lawned foregarden with pathway to front door and established borders.

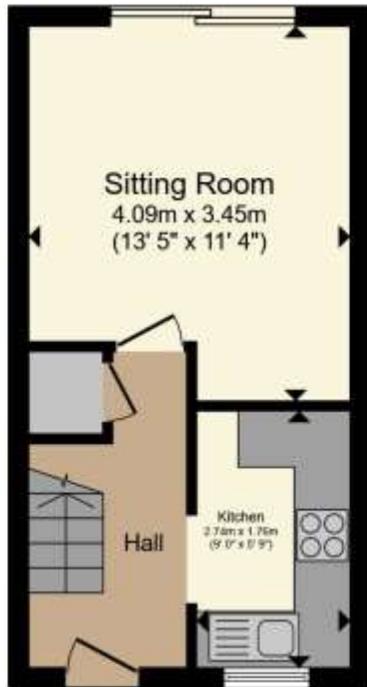
Outside Rear

To the rear is a low maintenance garden with sun terrace and laid to chippings, gated access to side.

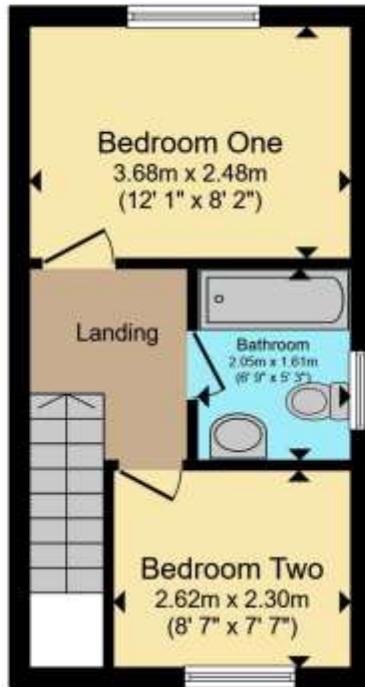
Services

All services are connected to the property.





Ground Floor



First Floor

Total floor area 47.2 m² (508 sq.ft.) approx

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.propertybox.io



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/WVL307492

directions to this property:

From our Connells Warndon Villages Branch take a left onto Mill Wood Dr followed by the second left onto Vetch Field Avenue. From here take the second left onto Toftdale Green. The property is located on the left-hand side as indicated by the agents for sale board.

EPC Rating: D Council Tax Band: B

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: WVL307492 - 0007