





Property Description

A well-presented two-bedroom mid terraced home, ideally suited to first time buyers, young families, or investors. This attractive property is offered in good condition throughout and benefits from bright and well-proportioned accommodation.

The Ground floor comprises a welcoming entrance hallway, kitchen, sitting room with access to the rear garden. Upstairs offers two generous bedrooms and a family bathroom.

Externally the property enjoys both front and rear gardens, providing ideal outdoor space for relaxing and entertaining. Further benefits include a garage and allocated parking for added convenience.

Situated within a popular residential area, the property is well placed for local amenities, schools, and transport links.

Location

The Berkeleys are one of four villages that make up Warndon Villages and is named after the owners of the Spetchley estate. With fantastic local amenities such as a Tesco express, several takeaways, hairdressers, vets and children's nursery this area is perfect for families. Close by is the Barn Owl pub, the Three Pears and a Travel Lodge. The Berkeleys is also home to St Nicholas Church and an Evangelical Church. This property is located in Berkeley Heywood, an area within the main Berkeley village. Schools catchment is fantastic with the local primary being Oasis Academy and secondary school being Tudor Grange. Both of these schools have been voted good by Ofsted.

The area also provides local bus routes to the Lyppard Centre, Worcester City Centre and Blackpole trading estate. The M5 motorway, junction 6, is just over a mile from the area giving easy access to the areas surrounding Worcestershire.

Accommodation Details

Ground Floor

Entrance Hall

Ceiling light, single panel radiator, doors to kitchen and sitting room.

Kitchen

Front facing double glazed uPVC window, stainless steel sink with drainer, a range of floor and wall mounted cabinets, integral oven with gas hob and cookerhood, space for fridge and washing machine.

Sitting Room

Rear facing double glazed uPVC window and sliding patio door, ceiling light, double panel radiator, stairs to first floor

First Floor

Landing

Ceiling light, loft hatch, stairs to ground floor, doors to bedroom one, bedroom two and family bathroom

Bedroom One

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

Bedroom Two

Rear facing double glazed uPVC window, ceiling light, single panel radiator, storage cupboard

Outside

Front Garden

To the front of the property there is a laid to lawn with slabbed pathway.

Rear Garden

To the rear of the property there is an enclosed garden with patio seating area and a laid to lawn area, gated front access.

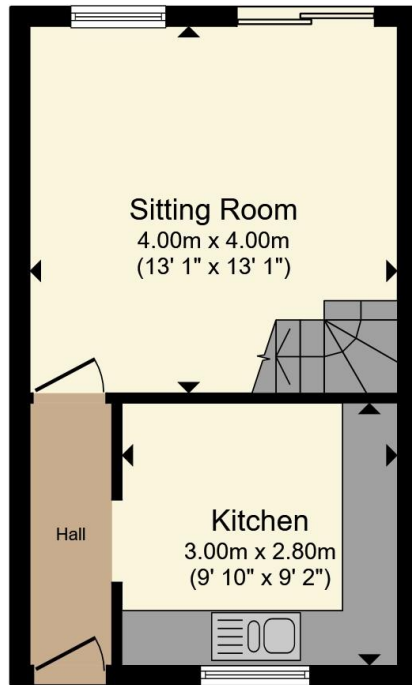
Services

All mains services are connected to the property.

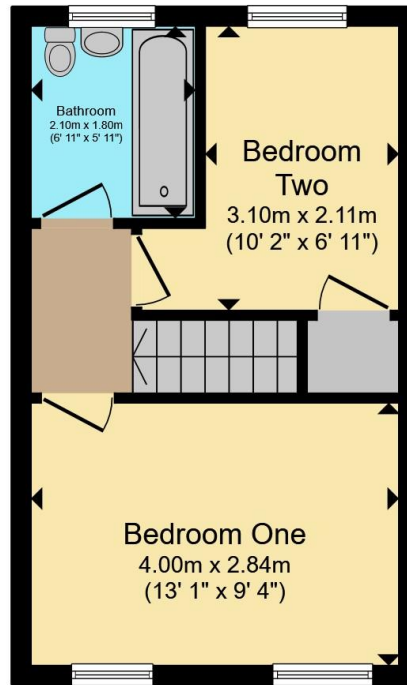
Agents Note

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

Total floor area 55.7 m² (600 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

Connells

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view this property online connells.co.uk/Property/WVL307609

Directions to this property:

From Connells Warndon Villages Office proceed out of Ankerage Green turning right into Mill Wood Drive, at the 'T' junction turn left into Plantation Drive, at the traffic island turn right into Woodgreen drive, at the next traffic island turn right into Hastings Drive, continue along Hastings Drive and upon reaching the mini traffic island turn right into Stafford Avenue, Follow Stafford Avenue onto Newark Green and the property will be on the left hand side.

EPC Rating: C 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.

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