



**Connells**

Grasshopper Avenue  
Worcester



## Property Description

A well-presented three-bedroom semi-detached home situated on the popular Grasshopper Avenue, offering versatile living space ideal for families.

The property benefits from a private driveway providing off-road parking, and a cleverly adapted half garage which has been converted into a useful playroom while retaining valuable storage space.

Internally, the ground floor comprises a welcoming living room, a modern kitchen with ample storage and workspace, and a convenient downstairs WC. The layout is both practical and comfortable for everyday living.

Upstairs, the property offers three well-proportioned bedrooms along with a family bathroom, making it perfectly suited to growing families or those needing additional space for home working.

To the rear, there is a pleasant, enclosed garden, ideal for relaxing, entertaining, or children's play.

Early viewing is highly recommended to appreciate the space and flexibility this home has to offer.

## Ground Floor

### Entrance Hall

Radiator and laminate flooring.

Door to the downstairs W.C.

Door to the living area.

Stairs to the first floor.

### W.C

Front facing double glazed window, W.C, wash hand basin, radiator and laminate flooring.

### Living Area

Front facing double glazed window, ceiling light, radiator and laminate flooring.

### Kitchen

Rear facing double glazed window, spotlights, radiator, integrated washing machine, integrated dishwasher, wall and base units, sink and drainer unit, worktops, partly tiled walls and karndean flooring.

## First Floor

### Landing

Side facing double glazed window, storage cupboard, loft access and carpet flooring.

### Bedroom One

Rear facing double glazed window, spotlights, radiator, fitted wardrobe and carpet flooring.

### Bedroom Two

Front facing double glazed window, ceiling light, radiator and carpet flooring.

### Bedroom Three

Rear facing double glazed window, ceiling light, radiator and carpet flooring.

## Bathroom

Front facing double glazed window, W.C, wash hand basin, towel radiator, and a bath with shower.

## Loft Space

Fully boarded and insulated with a pull-down ladder.

## Outside

### Outside Front

To the front of the property is a paved area leading to the front door. There is a driveway to the side that leads to the garage front. There is also a side access gate leading to the rear of the property.

## Outside Rear

To the rear of the property is a well-maintained garden. Part slabbed/part astro. There is also a side access gate that leads out to the drive.

Half of the garage has been turned into a playroom which has ceiling lights and astro turf in. Space for utilities and wall and base units.

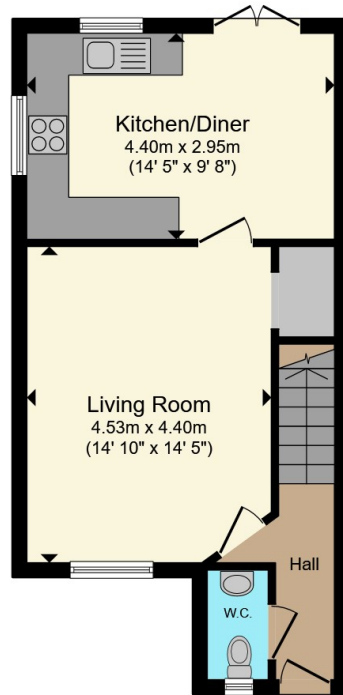
## Services

All main services are connected to the property.

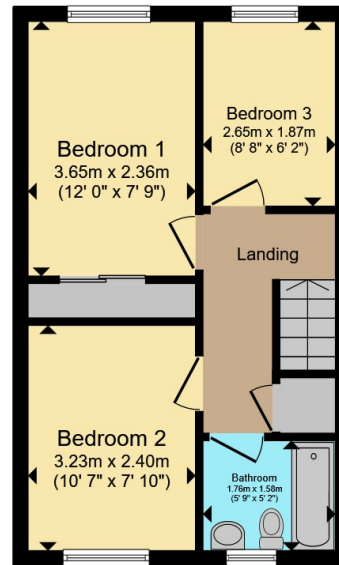








**Ground Floor**



**First Floor**

Total floor area 69.8 m<sup>2</sup> (751 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01905 611 411**

**E [worcester@connells.co.uk](mailto:worcester@connells.co.uk)**

3 Foregate Street  
WORCESTER WR1 1DB

EPC Rating: Council Tax  
Awaited Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WOR315863](http://connells.co.uk/Property/WOR315863)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WOR315863 - 0001