



Connells

Cangle Lane
Worcester



Property Description

Offering fantastic potential, this four bedroom detached family home presents a wonderful opportunity for buyers looking to add their own stamp and create their ideal home. Benefiting from a double garage, driveway parking and an enclosed rear garden, this property offers practicality throughout. The ground floor comprises a spacious living room, separate dining room and a breakfast kitchen with adjoining utility room and a downstairs WC. Upstairs, the master bedroom features an ensuite shower room, alongside three further bedrooms and a family bathroom. A fantastic opportunity to modernise and personalise a spacious family home in a sought after location of Lyppard Habington, Warndon Villages.

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 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 Habington

This home is located in the area of Lyppard Habington, which is predominately houses

built by Bryant Homes. School catchment area is Lyppard Grange primary School and secondary school is Tudor Grange Academy which has an Ofsted voted good.

It is approximately 1.5 miles to Junction 6 of the M5 motorway.

Accommodation Details

Ground Floor

Entrance Porch

Canopied porch with courtesy lighting, wooden door to entrance hall

Entrance Hall

Ceiling light, coving to ceiling, radiator, stairs to 1st floor, understairs cupboard doors to sitting room, dining room, kitchen, garage and cloakroom

Cloakroom

Front facing uPVC double glazed window, Ceiling light, WC, Vanity unit with in built wash hand basin, radiator

Sitting Room

Front facing uPVC double glazed window, patio doors to garden, Ceiling light, Adam style fire place, door to dining room and entrance hall

Dining Room

Rear Facing uPVC double glazed window with french doors to garden, ceiling light, coving to ceiling, two radiators

Kitchen

Rear facing uPVC double glazed window and sliding door to garden, ceiling light, range of wall and floor units with space for dishwasher, cooker with cooker hood and fridge, door to utility

Utility Room

Side facing door to side access, ceiling light, range of wall and floor units, stainless steel sink with drainer, space for washing machine, radiator

First Floor

Hallway

Loft Access, Ceiling light, smoke detector, airing cupboard with hot water tank and shelving, doors to bedrooms and bathroom

Bedroom One

Front facing uPVC double glazed window, ceiling light, radiator, three built in double wardrobes, door to ensuite

Ensuite

Front facing uPVC double glazed window, ceiling light, extractor fan, radiator, part tiled walls, shower cubicle, WC, Vanity Unit with wash hand basin

Bedroom Two

Front facing uPVC double glazed window, ceiling light, radiator, built in double wardrobe, vanity unit with wash hand basin

Bedroom Three

Rear facing uPVC double glazed window, ceiling light, radiator, built in double wardrobe

Bedroom Four

Rear Facing uPVC double glazed window, ceiling light, radiator, built in double wardrobe

Bathroom

Rear facing uPVC double glazed window, bath with shower over, WC, wash hand basin, ceiling light, extractor fan, part tiled walls, radiator

Outside

Outside Front

To the front is a mainly laid to lawn with established shrub borders, Driveway providing off road parking, access to double garage, Pathway leading to front door

Double Garage

Two up and over doors, lighting, power, side facing door to garden

Outside Rear

To the rear is a laid to lawn, gated access to outside front, sun terrace, established borders

Services

All services are connecting to the property.

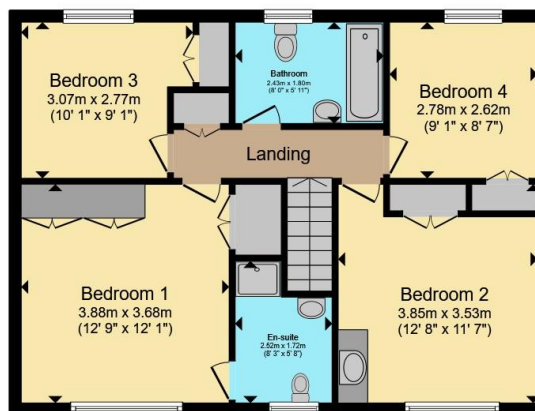
Agent Note

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 158.8 m² (1,709 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



To view this property please contact Connells on

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view this property online connells.co.uk/Property/WVL307665

directions to this property:

From our Connells Warndon Villages office proceed out of Ankerage Green, turning right onto Millwood Drive, continue along Millwood Drive for some distance until you reach the T-junction. Take the right turning into Plantation Drive and continue along for a short distance taking the second turning on your right into Purleigh Avenue. Continue along this road and take the first turning on your left into Cangle Lane, and then continue towards the end of the cul de sac, the property will be on your left

Land Reg: C Council Tax
Band: F

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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Property Ref: WVL307665 - 0006