



Connells

Callows Orchard
Rushwick Worcester



Property Description

Situated within the popular village of Rushwick on a small private estate, this well-presented two-bedroom mid-terrace home offers an excellent opportunity for first-time buyers looking to step onto the property ladder through a 40% shared ownership scheme.

The accommodation comprises an entrance hall with a convenient downstairs WC, a modern kitchen/diner positioned to the front of the property, and a spacious living room to the rear. Patio doors provide direct access to the enclosed rear garden, which has been thoughtfully maintained and features a patio seating area and a lawned garden.

To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from an allocated parking space and an attractive rear garden, ideal for relaxing and entertaining.

Located in the sought-after village of Rushwick, the property enjoys easy access to Worcester city centre, local amenities, schools and transport links.

Ground Floor

Entrance Hall

Two ceiling lights, radiator and vinyl flooring.

Stairs to the first floor.

W.C

Front facing double glazed window, ceiling light, radiator, W.C, wash hand basin with splashback and vinyl flooring.

Living Area

Rear facing double glazed window, ceiling light, two radiators, storage cupboard and carpet flooring.

Double glazed patio doors to the rear.

Kitchen/ Diner

Front facing double glazed window, ceiling light, spotlights, radiator, wall and base units, stainless steel sink and drainer unit, space for under counter appliances and vinyl flooring.

First Floor

Landing

Ceiling light, storage cupboard, loft access and carpet flooring.

Bedroom One

Two rear facing double glazed windows, ceiling light, radiator and carpet flooring.

Bedroom Two

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

Bathroom

Front facing double glazed window, W.C, bath with shower, wash hand basin with splashback, radiator and partly tiled walls.

Outside

Outside Front

To the front of the property is allocated parking. A path leads to the front door.

Outside Rear

To the rear of the property is a partly slabbed/part laid to lawn enclosed garden. There are shrubby borders, a shed and a side access gate. There is also an external water and electric supply in the garden.

Services

All main services are connected to the property.

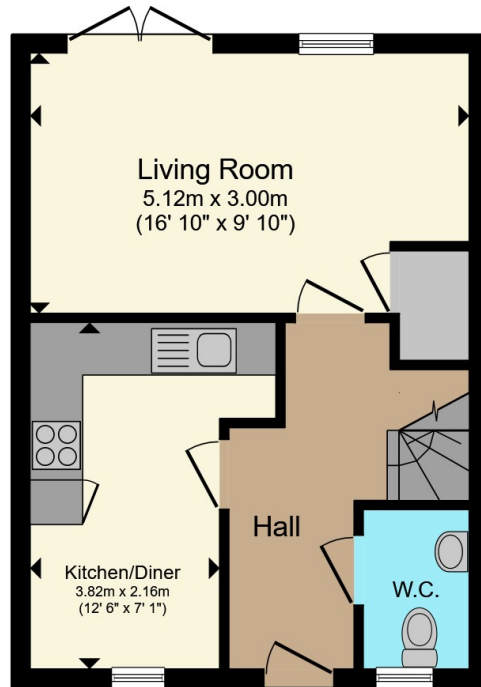
Leasehold:

Length of Lease: 125 years from 01/10/2014
£421.79 rent monthly 40% Shared Ownership.

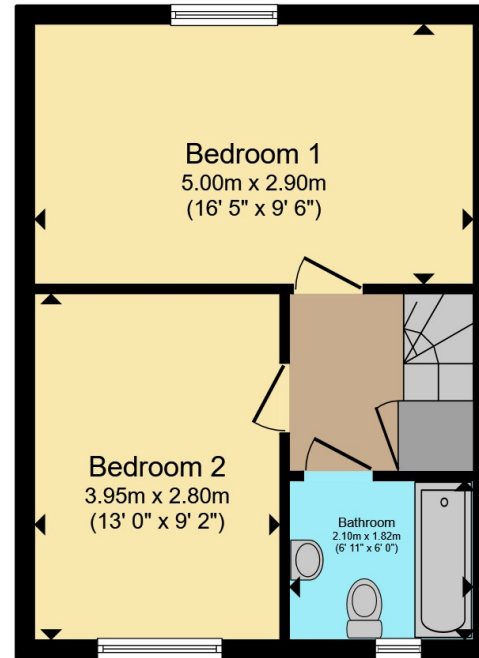








Ground Floor



First Floor

Total floor area 70.2 m² (756 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 611 411

E worcester@connells.co.uk

3 Foregate Street
WORCESTER WR1 1DB

EPC Rating: C Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WOR315974

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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Property Ref: WOR315974 - 0003