



**Connells**

Haines Avenue  
Worcester



## Property Description

This two bedroomed home is situated in the popular area of Warndon Villages. There is access to local amenities, transport links, Worcester City Centre and Worcester Royal Hospital.

There is a hall, dining kitchen, sitting room, two bedrooms, dressing room, bathroom. There is off road parking, gas fired central heating, uPVC double glazing, garden to the rear and no onward chain. The property was renovated 2 years ago with new kitchen, bathroom, windows, flooring and extra loft insulation

## Location

Within Warndon Villages, there are four distinct "villages" in the development, The Harleys which is in close proximity to Worcester Royal Hospital, The Lyppards, The Berkeleys and The Meadows, each with their own subdivisions. Warndon Villages is home to Lyppard Grange Primary School, four nurseries, a Tesco supermarket, community centre and a range of other facilities. Warndon Villages borders the Berkeley Business Park which is home to a range of small businesses as well as being a logistics and distribution hub close to Junction 6 of the M5. The Berkeley Business Park is home to Worcester Bosch (a major local employer), Mazak, Plumb Center and SouthCo.

## Accommodation Details

### Ground Floor

Canopied porch with door into hall.

### Hallway

Ceiling light, door to dining kitchen

### Dining Kitchen

Front facing double glazed window, range of floor and wall mounted cupboards, ceiling light, space for fridge/freezer, space and plumbing for washing machine, wall mounted boiler, induction hob and cooker, part tiled walls, wood laminate flooring, door to sitting room.

### Sitting Room

Ceiling light, radiator, stairs to first floor, rear facing double glazed sliding door to garden

### First Floor

### Landing

Access to loft, ceiling light, doors to bedrooms and bathroom.

## Bedroom One

Front facing double glazed window, single panel radiator, ceiling light. archway to dressing Room.

## Dressing Room

Ceiling light, hanging rails.

## Bedroom Two

Rear facing double glazed window, storage cupboard, radiator, ceiling light.

## Bathroom

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

## Outside

### Outside Front

To the front is a pathway leading to front door.

### Outside Rear

To the rear is a lawned to lawn, gated access to parking

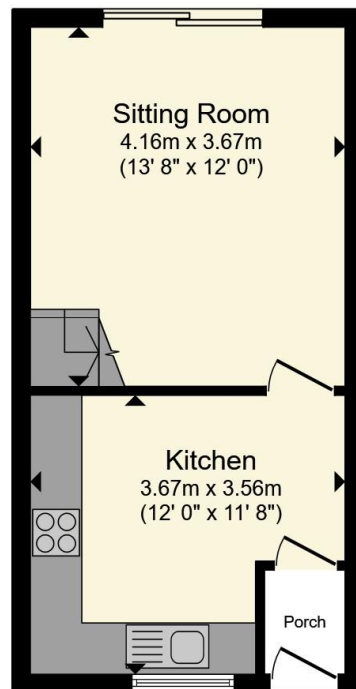
### Services

All services are connecting to the property.

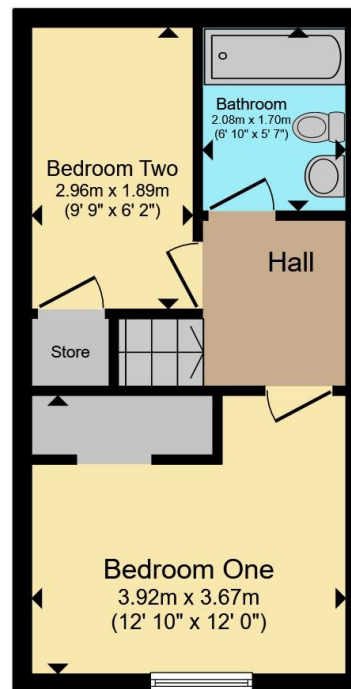








**Ground Floor**



**First Floor**

Total floor area 54.1 m<sup>2</sup> (582 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

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**view this property online [connells.co.uk/Property/WVL307638](http://connells.co.uk/Property/WVL307638)**

**Directions to this property:**

From Connells Warndon Villages office proceed out of Ankerage Green turning left onto Mill Wood Drive. Upon reaching the roundabout take the first exit onto Wood Green Drive. Continue along this road, upon reaching the roundabout take the first exit onto Dugdale Drive. Continue for a short distance taking the first right turning into Haines Avenue, continue for some distance where the property will be located on the right hand side.

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.

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Property Ref: WVL307638 - 0004