



Connells

Orchard Close  
Rushwick Worcester



## Property Description

Situated in a sought-after residential location of Rushwick, Worcester, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families and first-time buyers alike.

The ground floor comprises a welcoming living room, a fitted kitchen, a bright conservatory overlooking the rear garden, a shower room, and a useful boiler/storeroom providing additional storage space.

Upstairs, the property features three bedrooms, with the third bedroom benefiting from a convenient corner shower. A family bathroom serves the remaining bedrooms.

Externally, the property enjoys a well-maintained and enclosed rear garden, perfect for relaxing and entertaining. To the front, a spacious driveway provides ample off-road parking for multiple vehicles.

This attractive home combines practical living space with excellent outdoor areas and is conveniently located close to local amenities, schools, and transport links.

## Ground Floor

### Entrance Hall

Ceiling light, radiator and carpet flooring.

Stairs to the first floor.

Door to the shower room.

Door to the living room.

### Living Area

Front facing double glazed window, two ceiling lights, radiator, electric fire and carpet flooring.

### Kitchen

Rear facing double glazed window, spotlights, wall and base units, worktops, sink and drainer unit, radiator, part tiled walls and tiled flooring.

Double glazed door to the side.

### Shower Room

Front facing double glazed window, spotlights, double walk-in shower, W.C, wash hand basin and a chrome towel radiator.

## Conservatory

Patio doors through to the living area, two radiators and tiled flooring.

Doors to the rear garden.

## First Floor

### Landing

Ceiling light, loft access and carpet flooring.

### Bedroom One

Front facing double glazed window, ceiling light, radiator 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, corner shower, wash hand basin, radiator and carpet flooring.

## Bathroom

Two rear facing double glazed windows, spotlights, W.C, wash hand basin, bath with shower, fully tiled and a towel radiator.

## Outside

### Outside Front

To the front of the property is a spacious block paved driveway leading to the front door. There is also a laid to lawn area to the side and a side access gate.

### Outside Rear

To the rear of the property is a well-maintained garden which is partly laid to lawn and part block paved. There are shrubby borders and a side access gate.

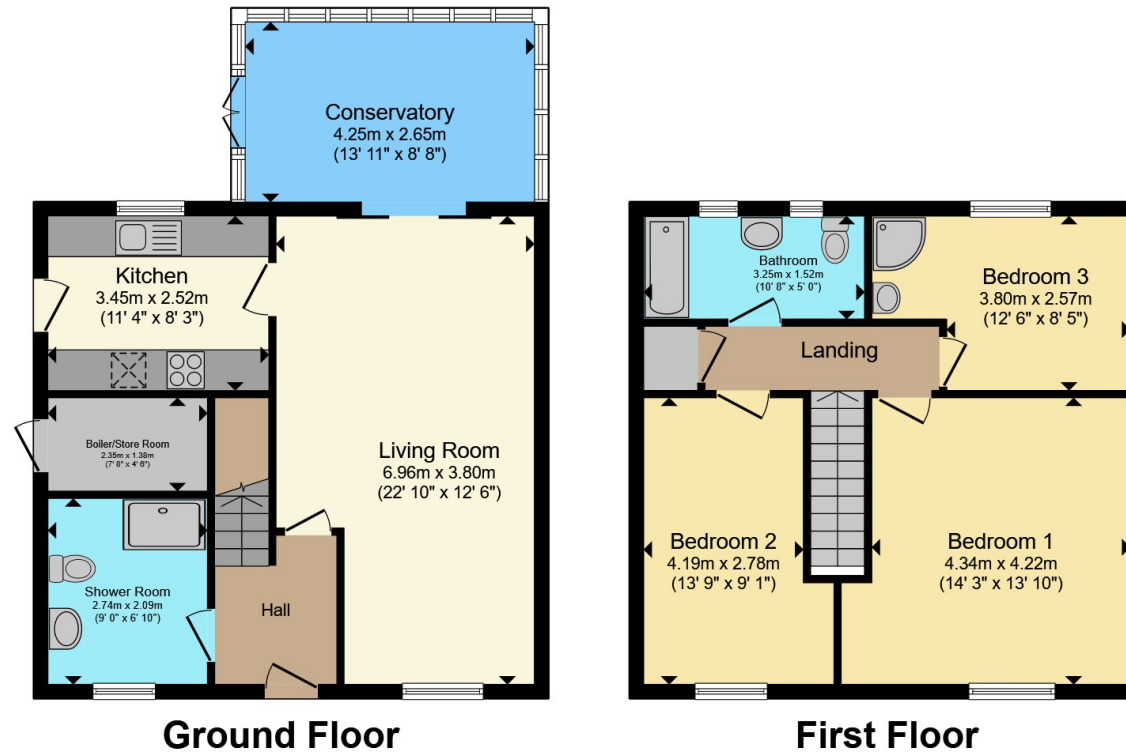
## Services

All main services are connected to the property.









Total floor area 110.6 m<sup>2</sup> (1,191 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/WOR315981](http://connells.co.uk/Property/WOR315981)**



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: WOR315981 - 0001