



**Connells**

Race Field  
Lyppard Woodgreen Worcester

# Race Field Lyppard Woodgreen Worcester WR4 0RL

for sale offers over  
**£350,000**



## Property Description

This well presented home is situated in the heart of Warndon Villages with access to schools, local amenities, shops, Royal Worcester Hospital and transport links.

The property gives three storey living with hall, cloakroom, kitchen/dining, sitting room, bedroom three on the first floor and two bedroom, bathroom and en-suite on the second floor.

There is off road parking and garage, rear garden and the property has gas fired central heating and uPVC double glazing.

## 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 doctors surgery, dentist, take aways, 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, Timpsons 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.

This home is located in the area of Lyppard Woodgreen, which is a sub area of the Lyppards itself. School catchment is Lyppard Grant primary school and Tudor Grange Academy, the local secondary school which have both been voted "good" by Ofsted.

For commuters this area is 1.5 miles away from Junction 6 of the M5, giving easy access to all parts of the country.

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## Accommodation Details

### Ground Floor

#### Canopied Porch

With courtesy light, uPVC double glazed door into hall.

#### Entrance Hall

Front facing uPVC Double Glazed window, stairs to first floor, doors to cloakroom, garage, kitchen, ceiling light, radiator. wood laminate flooring.

#### Cloakroom

WC, wash hand basin inset into vanity unit, ceiling light, radiator.

#### Garage

Up and over garage door, light and power.

## Kitchen/Dining Room

### Kitchen

Stainless steel sink with mixer tap and stainless steel splash back, integral appliances including fridge/freezer and dishwasher, stainless steel electric

oven with hob oven and stainless steel chimney style cookerhood, a range of wall and floor mounted units providing a range of storage, recess spotlights, wooden flooring.

## Dining Room

Vaulted ceiling with skylights, recess spotlights, radiator, wooden flooring, uPVC double glazed doors to garden.

## First Floor

Front facing uPVC double glazed window, ceiling light, stairs to the second floor, doors to third bedroom and sitting room.

## Sitting Room

Two rear facing uPVC double glazed windows, ceiling light, radiator, storage and display units, living flame fire place, wooden flooring.

## Bedroom Three

Front facing uPVC double glazed window, ceiling light, radiator.

## Second Floor

Ceiling light, storage cupboard, access to loft space, doors to bedrooms and bathroom.

## Bedroom One

Front facing uPVC window, fitted wardrobes with hanging and storage, ceiling light, radiator, door to en suite.

## En Suite

Front facing skylight, WC, shower, vanity unit with sink, ceiling light, part tiled walls, ceramic tiled floor.

## Bedroom Two

Rear facing uPVC double glazed window, ceiling light, radiator.

## Bathroom

Rear facing skylight, white suite with "p" shaped bath and shower over WC, pedestal wash hand basin, part tiled walls, radiator.

## Outside

### Outside Front

To the front is a low maintenance garden and driveway providing off road parking and access to the garage.

### Outside Rear

To the rear is a low maintenance and landscaped garden, with pathways to sitting areas and raised beds, gated access to the rear.

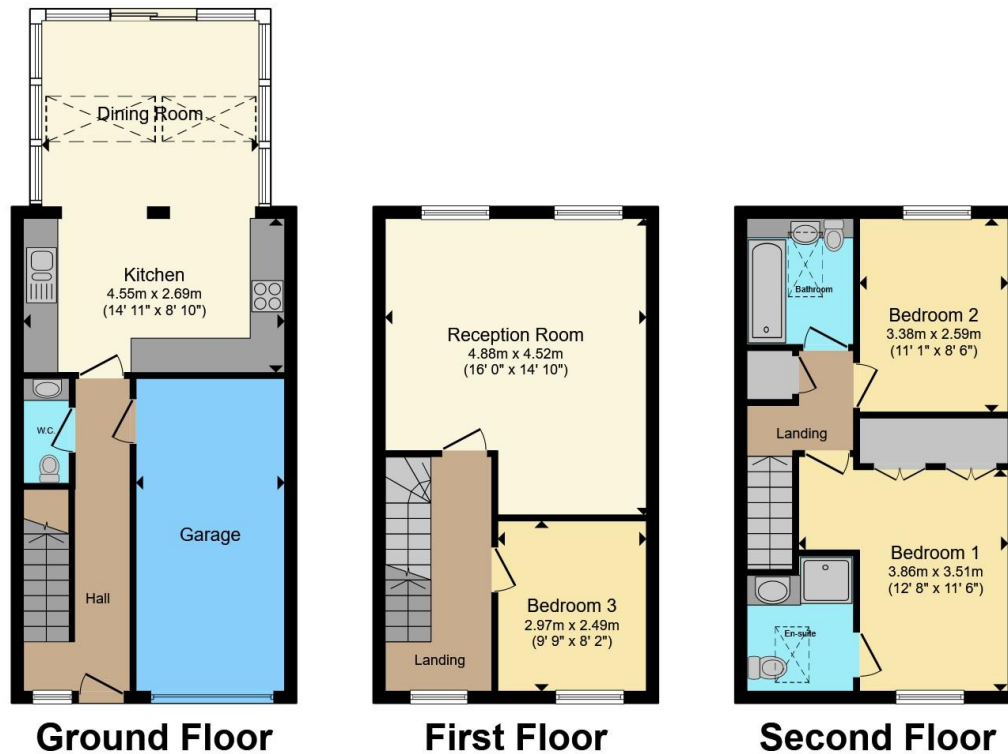
## Services

All services are connected.

## Agents 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.

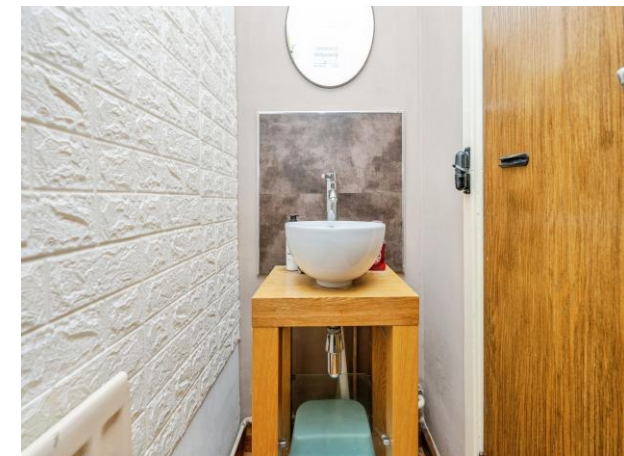




Total floor area 125.7 m<sup>2</sup> (1,352 sq.ft.) approx

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)

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**T 01905 724555**  
**E [warndonvillages@connells.co.uk](mailto:warndonvillages@connells.co.uk)**

Ankerage Green  
 WORCESTER WR4 0DZ

**view this property online [connells.co.uk/Property/WVL307593](http://connells.co.uk/Property/WVL307593)**

#### directions to this property:

From the Warndon Villages office turn right onto Mill Wood Drive and then turn left onto Debdale Avenue. Turn right onto Millhams Avenue and then turn right onto Race Field, the property will be located on the right hand side.

EPC Rating: C Council Tax  
 Band: C

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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