



Connells

Hever Avenue
Worcester



Property Description

A spacious detached home in the popular area of Warndon Villages giving access to the M5, transport links and local amenities, Worcester City Centre and Worcester Royal Hospital.

The property has hall, study, reception hall, cloakroom, dining room, sitting room, breakfast kitchen, utility. There are four bedrooms, en suite and bathroom. There is a driveway providing off road parking, double garage and gardens to the front and rear. There is gas fired central heating and no onward chain.

Location

Berkeley's

The Berkeley's are one of four villages that make up Warndon Villages and is named after the owners of the Spetchley estate. With fantastic local amenities such as a Tesco express, several takeaways, hairdressers, vets and children's nursery this area is perfect for families. Close by is the Barn Owl pub and a Travel Lodge. The Berkeley's is also home to St Nicholas Church and an Evangelical Church.

Berkeley Hunderton

This property is located in the area of Berkeley Hunderton an area within the main Berkeley village. Within Berkeley Hunderton are many cycle paths, nature walks and an astroturf play area. Schools' catchment is fantastic with the local primary being Oasis Academy and secondary school being Tudor Grange. Both of these schools have been voted good by Ofsted.

The area also provides local bus routes to the Lyppard Centre, Worcester City Centre and Blackpole trading estate. The M5 motorway, junction 6, is just over a mile from the area giving easy access to the areas surrounding Worcestershire.

Distance to M5 - 1.4 Miles

Accommodation Details

The property has hall, study, reception hall, cloakroom, dining room, sitting room, breakfast kitchen, utility. There are four bedrooms, en suite and bathroom. There is a driveway providing off road parking, double garage and gardens to the front and rear. There is gas fired central heating and no onward chain.

Property Details

Ground Floor

Hall

Front part glazed door and there is courtesy lighting leading into hall, ceiling light, door to study and door to reception hall.

Study

Side facing window, ceiling light, coving to ceiling, radiator.

Reception Hall

Side facing window, two ceiling lights, coving to ceiling, radiator, understairs storage, stairs to first floor, doors to cloakroom, dining room, sitting room, breakfast kitchen.

Cloakroom

Side facing obscure glazed window, WC, wash hand basin, ceiling light, radiator.

Dining Room

Front facing window, ceiling light, coving to ceiling, radiator.

Sitting Room

Patio doors to rear garden, Adam style fireplace with wood hearth, tiled surround and inset fire, two ceiling lights, coving to ceiling, radiator.

Breakfast Kitchen

Rear facing window, one and half bowl sink with drainer, four ring gas hob with cooker hood over, larder unit housing double oven, space for appliances, a range of floor and wall mounted units, ceiling light, radiator, door to utility.

Utility

Part glazed wooden door to side and garden, stainless steel sink with mixer tap over, range of wall and floor mounted units, appliance space, wall mounted boiler, ceiling light, radiator.

First Floor

Landing

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

Bedroom One

Rear facing window, built in wardrobes with hanging and shelving over, ceiling light, radiator, door to en suite.

En-Suite

Side facing window, double walk-in shower cubicle, WC, wash hand basin, ceiling light, radiator.

Bedroom Two

Front facing window, ceiling light, radiator.

Bedroom Three

Rear facing window, ceiling light, radiator.

Bedroom Four

Windows to dual aspects, storage cupboard, ceiling light, radiator.

Bathroom

Side facing window, suite comprising bath, WC, wash hand basin, ceiling light, radiator.

Outside

Outside Front

To the front the garden is laid to lawn, pathway to the front door, gated access to the rear, is a driveway providing off road parking leading to the double garage.

Garage

There are two up and over doors, personal door to side and light and power

Outside Rear

There is an established rear garden with sun terrace, mainly laid to lawn and shrub and flower borders.

Services

All services are connected to the property.

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.





Ground Floor



First Floor

Total floor area 148.9 m² (1,603 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/WVL307801

directions to this property:

From Connells Warndon Villages Office proceed out of Ankerage Green turning right into Mill Wood Drive, at the 'T' Junction turn left into Plantation Drive, at the traffic island turn right into Woodgreen Drive, at the second traffic island turn right into Hastings Drive, continue along Hastings Drive turning right into Powderham Avenue, left into Hever Avenue where the property is situated on the left hand side.

EPC Rating: 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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