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for sale

£220,000



Debdale Avenue Lyppard Woodgreen Worcester WR4 0RP

This home has no onward chain and is situated in the popular area of Warndon Villages. There is access to local amenities including supermarket, school, transport links and Worcester Royal Hospital.

There is a foregarden, hall, sitting room, dining kitchen, two bedrooms and bathroom. The rear garden is low maintenance and there is a garage and off road parking. There is gas fired central heating and uPVC double glazing.

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Location

Lyppards

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 doctor's surgery, dentist, take away's, 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, Timpson's 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.

Lyppard Woodgreen

This home is located in the area of Lyppard Woodgreen, which is a sub area of the Lyppards itself. School catchment is Lyppard Grange 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.

Accommodation Details

There is a fore garden, hall, sitting room, dining kitchen, two bedrooms and bathroom. The rear garden is low maintenance and there is a garage and off road parking. There is gas fired central heating and uPVC double glazing.

Approach

To the front is a wall and iron fenced entrance to the front garden, pathway to the front door with a canopied porch and courtesy lighting.

Ground Floor

Entrance Hall

Ceiling light, radiator, stairs to first floor, door to sitting room.

Sitting Room

Front facing uPVC bow window, fire place with tiled surround and hearth and gas fire with wooden mantle over, ceiling light, coving to ceiling, radiator, understairs storage cupboard, door to dining kitchen.



Dining Kitchen

Rear facing uPVC double glazed window. stainless steel sink with mixer tap, a range of wall and floor mounted units, stainless steel electric oven with gas hob over and cookerhood over, appliance space, wall mounted combination boiler, radiator, ceramic tiled floor, part glazed uPVC door to garden.

First Floor

Landing

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

Bedroom One

Front facing uPVC, window, storage cupboard, ceiling light, radiator.

Bedroom Two

Rear facing uPVC window, ceiling light, radiator.

Bathroom

Rear facing uPVC double glazed window, bath, WC, wash hand basin. part tiled walls, radiator..

Outside Front

Is a low maintenance fore garden with chippings and pathway to the front door. There is off road parking leading to the garage.

Outside Rear

To the rear is a low maintenance garden with sun terrace, with slabbed and chippings, access to the front.

Services

All services are connected to the property.

Agents Note

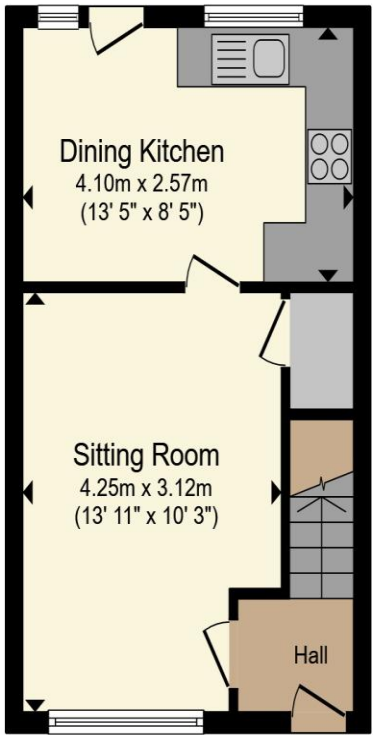
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



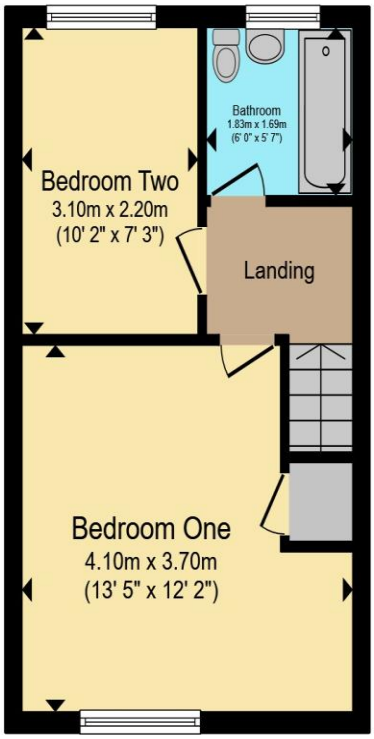








Ground Floor



First Floor

Total floor area 57.0 m² (613 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

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directions to this property:
From Warndon Villages office, turn right onto Mill Wood Drive and continue talking the third turning left onto Debdale Avenue. Follow for some time and the property will be on the left hand side as indicated by the agents for sale sign.





To view this property please contact Connells on

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WORCESTER WR4 0DZ

Property Ref: WVL307846 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online
connells.co.uk/Property/WVL307846

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