



**THE PROPERTY CENTRE**  
THE AGENT PEOPLE RECOMMEND

**01905 22222**



### **3 BED HOUSE - SEMI-DETACHED CORNMEADOW LANE, WORCESTER**

- Three Bedroom Property
- Kitchen/Diner
- Office In Garden With Electric
- Cornmeadow Lane
- Conservatory
- Large Rear Garden
- Open-Plan Lounge/Dining Area
- Utility Room
- EPC: TBC

## Description

Three bedroom semi-detached property located in WR3 in the North part of Worcester for offers over £280,000

A spacious well presented family home situated in the popular North Worcester Area.

The property consists of hallway, downstairs W.C., lounge, dining room, conservatory, kitchen diner, utility, three bedrooms, and a family bathroom .

The property also offers UPVC double glazing and gas central heating.

The property further benefits from a large rear garden with an insulated office and shed with electrics along with bike storage to the side of shed.

This property offers excellent school catchments and is found within easy reach of the local amenities of Worcester City centre.

Please call 01905 22222 to arrange a viewing.

## Entrance

Via Upvc double glazed door. Upvc double glazed windows. Wooden front door leading to;

## Entrance Hall

Wall mounted radiator. Ceiling light point. Stairs to 1st floor. Tiled flooring.

## Cloakroom

Low level W.C. Wash hand basin. Extractor fan. Tiled flooring. Ceiling light point. Under stair storage.

## Lounge Area

4.14m x 3.68m (13'7" x 12'1")

Upvc double glazed window to front aspect. Wall mounted radiator.

Modern fireplace with wooden surround. Ceiling light point.

Television point. Archway into dining room.

## Dining Area

3.68m x 3.28m (12'1" x 10'9")

Modern fireplace with marble surround. Ceiling light point. Wall mounted radiator. Doors leading to conservatory.

## Conservatory

3.58m x 3.84m (11'9" x 12'7")

Upvc double glazed. Patio doors leading to rear garden. Wall mounted radiator. Ceiling fan and ceiling light point. Wall mounted lights. Laminate flooring.

## Kitchen Diner

4.67m x 3.28m (15'4" x 10'9")

Upvc double glazed window to rear and side aspect. A range of eye level and base storage units with roll edge laminate work surface over. Stainless steel sink with single drainer and mixer tap.

Integrated electric oven and gas hob with extractor hood over.

Plumbing for dishwasher. Part tiled walls. Wall mounted radiator.

Vinyl flooring.

## Utility Room

1.55m x 1.85m (5'1" x 6'1")

Upvc double glazed window to front aspect. Upvc door into the side access. Wall mounted radiator. Stainless steel sink unit. Roll edge laminate work surface. Plumbing for washing machine with space for tumble dryer. Combination boiler. Ceiling light point. Extractor Fan.

## Landing

Upvc double glazed window to side aspect. Access to loft space. Doors to;

## Bedroom One

4.09m x 3.71m (13'5" x 12'2")

Upvc double glazed window to front aspect. Wall mounted radiator.

Laminate Flooring.

## Bedroom Two

3.23m x 3.28m (10'7" x 10'9")

Upvc double glazed window to rear aspect. Wall mounted radiator.

Carpet flooring,

## Bedroom Three

2.03m x 2.95m (6'8" x 9'8")

Upvc double glazed window to rear aspect. Wall mounted radiator.

Carpet flooring.

## W.C.

Upvc double glazed window to side aspect. Low level W.C. Ceiling light point.

## Bathroom

Upvc double glazed window to front aspect. Panelled bath with shower over. Wash hand basin. Wall mounted radiator.

## Front Of Property

Tarmac parking with small lawned area. Enclose with timber panel fencing and various shrubs and bushes.

## Rear Of Property

Initial patio area leading to lawned area. Security lighting. Outside water tap. Enclosed by timber panel fencing. Shed/ office space at the rear of the Property. This office has laminated flooring, blinds, ceiling lights and 8 electric socket.

Bike storage to the side of shed.

Sun patio area situated at the top of the rear garden.

## Tenure - Freehold

## Date Of Particulars - 17/11/2020

## Directions

Head north-east on Tolladine Rd/B4637 towards The Fairway. Continue on Ambleside Dr. Take Brickfields Rd to Astwood Rd/ B4482. At the roundabout, take the 3rd exit onto Astwood Rd/ B4482. Continue to follow B4482. At the roundabout, continue straight onto Coombs Rd. Turn right onto Ombersley Rd/A449. Turn right onto Cornmeadow Ln. Destination will be on the left.

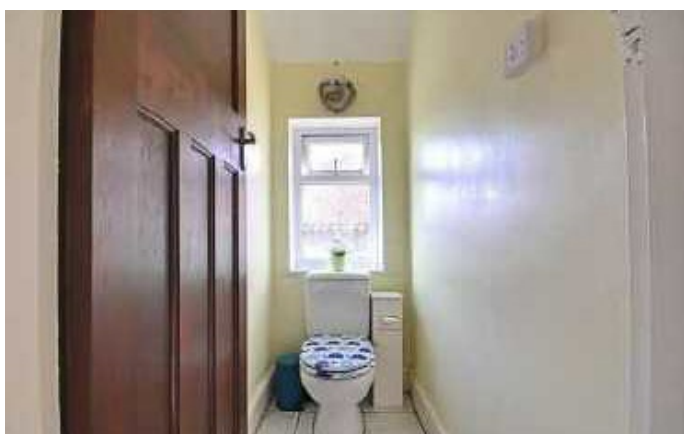
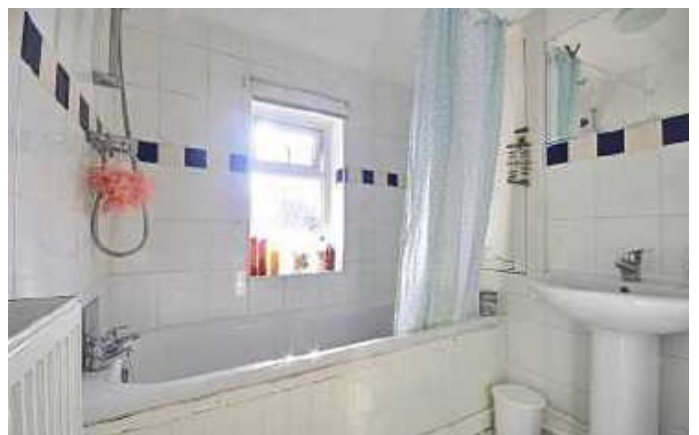
## Agents Note

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. In the first instance, we will carry out a traditional method in which you will have to produce multiple utility bills and a photographic ID. We will also use an electronic verification system alongside obtaining your identity documents. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so, Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

## Property Price:

Offers Over £280,000

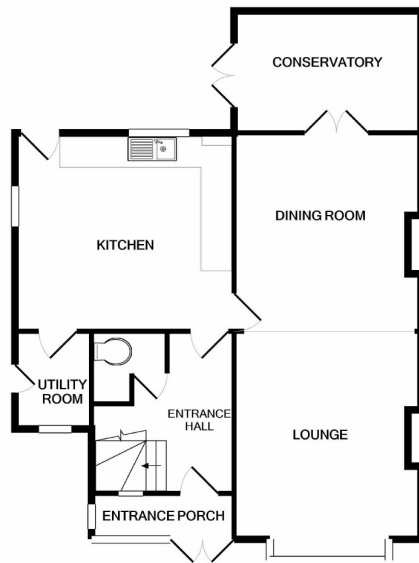




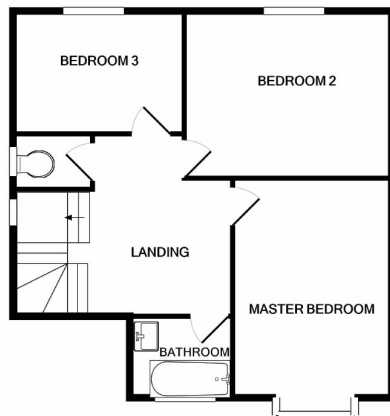
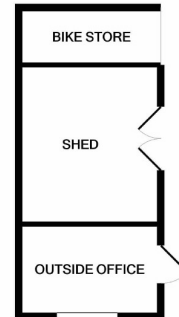


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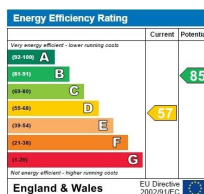


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**RESIDENTIAL LETTINGS - AGENTS NOTE:** Please note that following the introduction of the Tenant Fee Ban on 1 June 2019, most fees previously paid by tenants have now been waived. However, some charges remain. Further details can be found at [www.thepropertycentres.co.uk/lettings/lettings-service/tenant-fees-](http://www.thepropertycentres.co.uk/lettings/lettings-service/tenant-fees-)

VIEWING BY PRIOR APPOINTMENT VIA THE PROPERTY CENTRE ON 01905 22222

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