



### 3 BED HOUSE - SEMI-DETACHED BAYNHAM DRIVE, WORCESTER

- WR5
- Lounge/Diner
- Gas Central Heating
- Entrance Porch
- Three Double Sized Bedrooms
- Garage
- Off Road Parking
- Easy Access to M5
- EPC: TBC

## Description

Three double bedroom semi-detached family home with garage situated in the WR5 area.

This property offers buyers a porch, entrance hall, lounge/diner, kitchen, three double size bedrooms and bathroom.

Further benefits include a driveway, gas central heating, garage and enclosed rear garden.

Ideally located in WR5 with great links to Worcester Royal Hospital and Junction 6 of the M5.

Please Call The Property Centre on 01905 22222 to arrange a viewing.

PLEASE NOTE THE DETAILS ARE YET TO BE VERIFIED BY THE CURRENT OCCUPIER

## Enclosed Entrance Porch

Via wood grain effect double glazed front door, UPVC double glazed window to front aspect, door to entrance hall.

## Entrance Hall

Radiator, stairs to first floor, doors to lounge, kitchen and garage, ceiling light point.

## Lounge Diner

6.07m x 3.58m (19'11" x 11'9")

UPVC double glazed window to rear aspect, fitted electric fire, telephone point, television point, radiator, double glazed door to rear garden.

## Kitchen

2.01m x 3.58m (6'7" x 11'9")

UPVC double glazed window to front aspect, range of eye level and base storage units with work surfaces over, stainless steel sink drainer unit with mixer tap over, electric oven, electric hob with extractor hood over, plumbing for washing machine, combination boiler, radiator, laminate flooring, ceiling light point.

## Landing

Access to loft space, doors to all rooms, ceiling light point.

## Bedroom One

3.71m x 2.67m (12'2" x 8'9")

UPVC double glazed window to front aspect, radiator, ceiling light point.

## Bedroom Two

2.74m x 3.58m (9'0" x 11'9")

UPVC double glazed window to rear aspect, radiator, ceiling light point.

## Bedroom Three

3.58m x 2.95m (11'9" x 9'8")

UPVC double glazed window to rear aspect, radiator, ceiling light point.

## Bathroom

UPVC double glazed window to front aspect, panelled bath, tiled shower cubicle, pedestal wash hand basin with mixer tap over, low level W.C., chrome heated towel rail, part tiled walls, extractor fan, shaver light point, laminate flooring, ceiling mounted spot lights.

## Front Of Property

Tarmac driveway leading to garage.

## Garage

Single garage with up and over door, power and light.

## Rear Of Property

Mainly laid to lawn, patio area, security lighting, enclosed by timber panel fencing.

## Directions

From Worcester City Centre continue down London Road. Proceed for some distance. London Road then becomes Spetchley Road. Proceed down Spetchley Road. Turn right into Baynham Drive.

## Tenure - Freehold

**Date Particulars Created 14.01.21**

## Agents Note

Should your offer be accepted 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. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. 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:

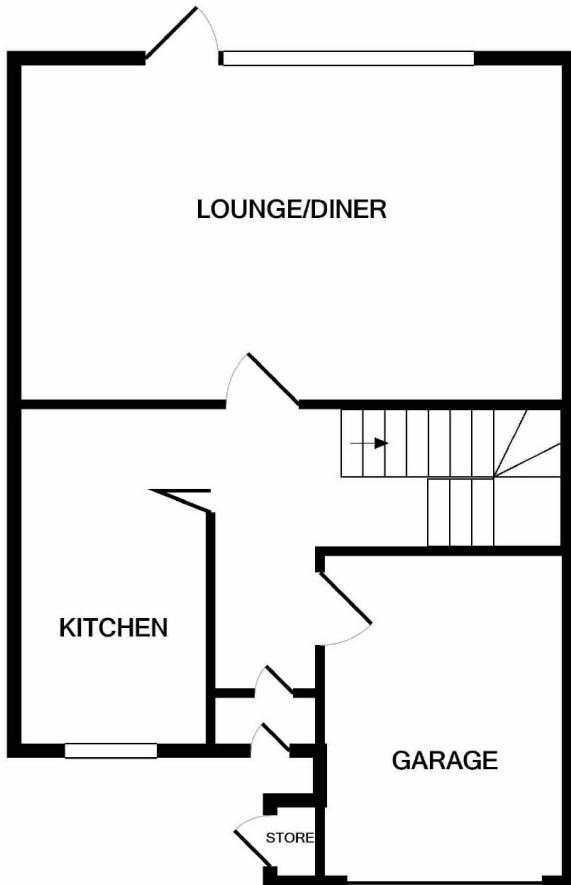
£210,000



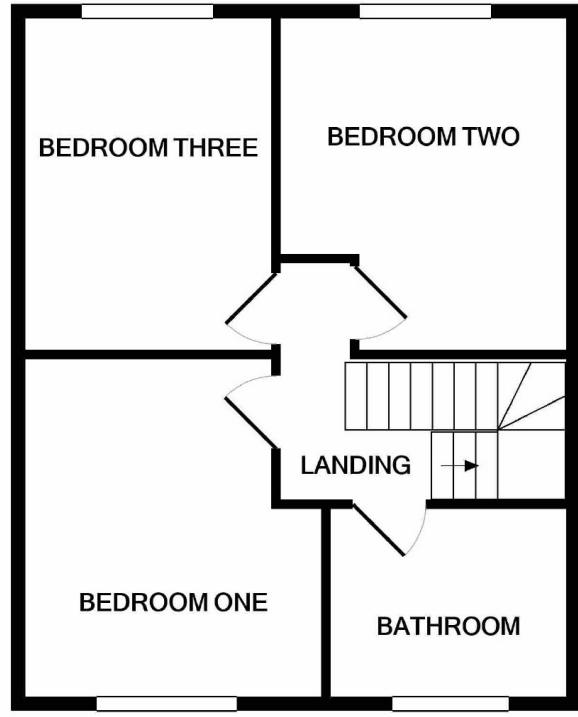
**THE PROPERTY CENTRE**  
THE AGENT PEOPLE RECOMMEND

01905 22222





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**

292 Tolladine Road, Worcester, WR4 9BA

[worcester@thepropertycentres.co.uk](mailto:worcester@thepropertycentres.co.uk) [www.thepropertycentres.co.uk](http://www.thepropertycentres.co.uk)

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