



**THE PROPERTY CENTRE**  
THE AGENT PEOPLE RECOMMEND

**01905 22222**



## **4 BED HOUSE - TERRACED CORNMEADOW LANE, WORCESTER**

- **WR3**
- **Three Double Bedrooms**
- **Off Road Parking**
- **Viewings 7 Days A Week**
- **Converted Garage**
- **Three Reception Rooms**
- **Gas Central Heating**
- **Front and Rear Garden**
- **EPC: D68**



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# Open 7 Days a Week

## Description

Three bedroom end of terrace house in WR3 with converted garage for Offers in excess of £265,000. This three bedroom house offers buyers entrance hall, lounge, dining room, kitchen, study/family room, downstairs W.C., three bedrooms and a bathroom. Further benefits include an brick built storage shed, driveway and front and rear gardens. The property also offers has UPVC double glazing and gas central heating. Offering excellent school catchments and is found within easy reach of the local amenities of Worcester City centre. Please call 01905 22222 to book a viewing, we are able to do viewings 7 Days a Week.

## Entrance Hall

Via UPVC double glazed front door, stairs to first floor, laminate flooring, ceiling light point, doors to study and kitchen.

## Study

4.75m x 2.36m (15'7" x 7'9")  
UPVC double glazed window to front aspect, ceiling light point, door to cloakroom.

## Cloakroom

Wash hand basin with tiled splashbacks, low level W.C., heated towel rail, combi boiler, vinyl flooring, ceiling light point.

## Kitchen

2.31m x 3.68m (7'7" x 12'1")  
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, double electric oven and hob with extractor hood over, plumbing for dishwasher, part tiled walls, vinyl flooring, ceiling light point.

## Dining Room

2.18m x 3.25m (7'2" x 10'8")  
Radiator, vinyl flooring, ceiling light point, double glazed patio doors to rear garden.

## Lounge

3.40m x 3.25m (11'2" x 10'8")  
UPVC double glazed window to rear aspect, gas fire, radiator, laminate flooring, ceiling light point, door to dining room.

## Bedroom One

4.27m x 2.77m (14'0" x 9'1")  
UPVC double glazed window to rear aspect, radiator, ceiling light point.

## Bedroom Two

3.15m x 3.25m (10'4" x 10'8")  
UPVC double glazed window to rear aspect, radiator, ceiling light point.

## Bedroom Three

2.74m x 2.74m (9'0" x 9'0")  
UPVC double glazed window to front aspect, radiator, storage cupboard, ceiling light point.

## Bathroom

UPVC double glazed window to front aspect, panelled bath with shower over, wash hand basin, low level W.C., radiator, fully tiled walls, ceiling light point.

## Front Of Property

Driveway providing off road parking leading to front entrance, lawn to sides, gated side access, enclosed by hedging.

## Rear Of Property

Initial patio area, lawn, pond, various shrubs inset, enclosed by timber panel fencing.

## Directions

From Worcester City Centre proceed in a northerly direction along the A38 passing through The Tything, continuing into Barbourne and continuing on the left hand fork by Gheluvelt Park onto the Omberlsey Road, turning right after some distance into Cornmeadow Lane where the property can be found on the left hand side as indicated by the agents 'For Sale' board.

## Tenure - Freehold

## Date Particulars Created 09.02.21

## 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:

Offers In Excess Of £265,000

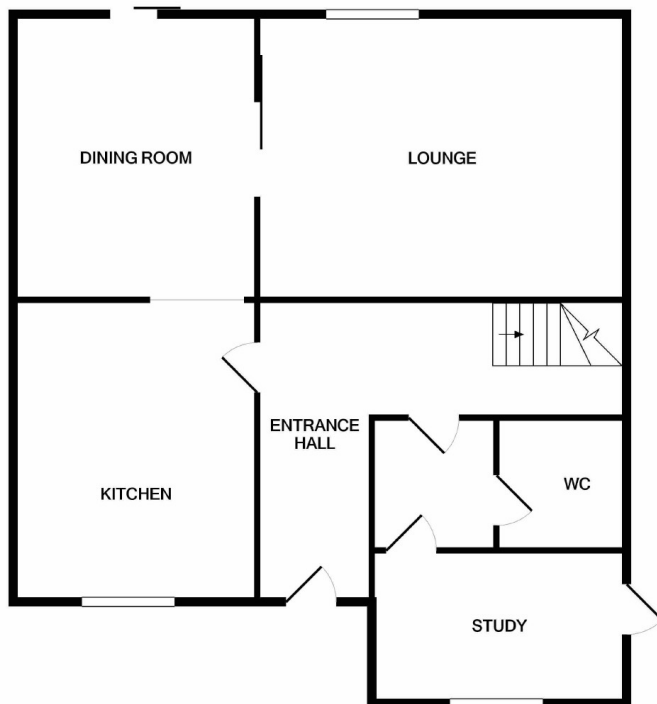




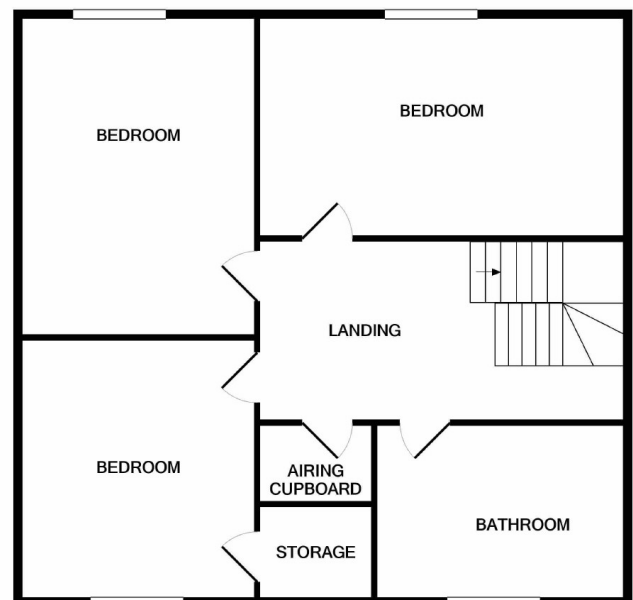


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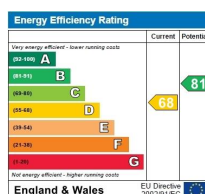


GROUND FLOOR



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**

**292 Tolladine Road, Worcester, WR4 9BA**

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