



**THE PROPERTY CENTRE**  
THE AGENT PEOPLE RECOMMEND

**01905 22222**



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

- Semi-Detached
- Three Bedrooms
- Garage
- Driveway
- Gas Central Heating
- Double Glazing
- Loft Room
- Viewing Recommended
- EPC: D63

## Description

Three bedroom semi-detached property in cul-de-sac location with attic room for £275,000.

The property offers buyers entrance hall, lounge, kitchen, dining room, three bedrooms, W.C., bathroom, loft room, driveway, garage and gardens.

The property is located in the popular Fernhill Heath area, we can do viewings 7 days a week, contact us now to arrange a viewing so that you don't miss out.

## Entrance Porch

Via front door, UPVC double glazed windows, door to entrance hall.

## Entrance Hall

Doors to cloakroom, lounge and kitchen, ceiling light point.

## Cloakroom

Pedestal wash hand basin, low level W.C., ceiling light point.

## Lounge

3.43m x 3.68m (11'3" x 12'1")

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

## Dining Room

2.79m x 2.57m (9'2" x 8'5")

UPVC double glazed patio doors to rear garden, radiator, door to kitchen, laminate flooring, ceiling light point.

## Kitchen

3.66m x 2.92m (12'0" x 9'7")

UPVC double glazed window to rear aspect, range of eye level and base storage units with work surfaces over, stainless steel sink drainer unit with mixer tap over, plumbing for washing machine and dishwasher, space for fridge freezer, built-in oven with extractor hood over, tiled flooring, UPVC double glazed door to side aspect.

## Bedroom One

3.58m x 3.23m (11'9" x 10'7")

UPVC double glazed window to front aspect, built-in wardrobes, wooden flooring, radiator, ceiling light point.

## Bedroom Two

3.66m x 2.95m (12'0" x 9'8")

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

## Bedroom Three

2.77m x 2.01m (9'1" x 6'7")

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

## Bathroom

UPVC double glazed window to rear aspect, panelled bath, tiled shower cubicle, pedestal wash hand basin with mixer

tap over, chrome heated towel rail, extractor, tiled walls, tiled flooring, ceiling light point.

## Separate W.C.

UPVC double glazed window to side aspect, low level W.C.

## Attic Room

4.01m x 5.49m (13'2" x 18'0")

UPVC double glazed window and skylight, ceiling light point.

## Front Of Property

Gravel area, tarmac area.

## Garage

Up and over door.

## Rear Of Property

Lawn area, patio area, enclosed via timber panelling fencing.

## Directions

Turn right onto Tolladine Rd/B4205, continue to follow B4205, at the roundabout, take the 1st exit onto Woodgreen Dr/B4638, go through 2 roundabouts, at the roundabout, take the 1st exit onto Cotswold Way/B4639, turn right onto Blackpole Rd/B4850, continue to follow Blackpole Rd, continue onto Hurst Ln/A4536, turn right onto Droitwich Rd/A38, turn right onto Agatha Gardens, turn right onto Ivy Lane, the property can be found as indicated by the agents For Sale board.

## Tenure - Freehold

## Date Particulars Created 30.01.18

## Agents Note

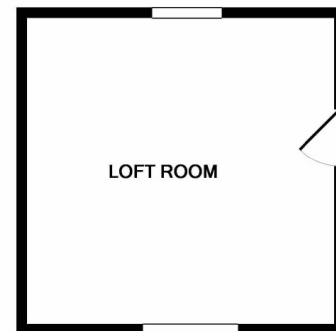
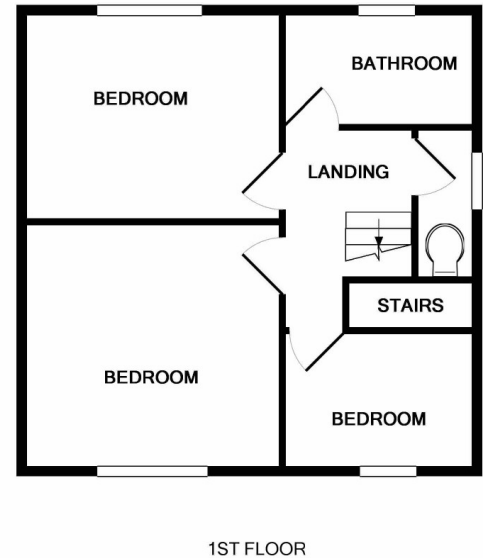
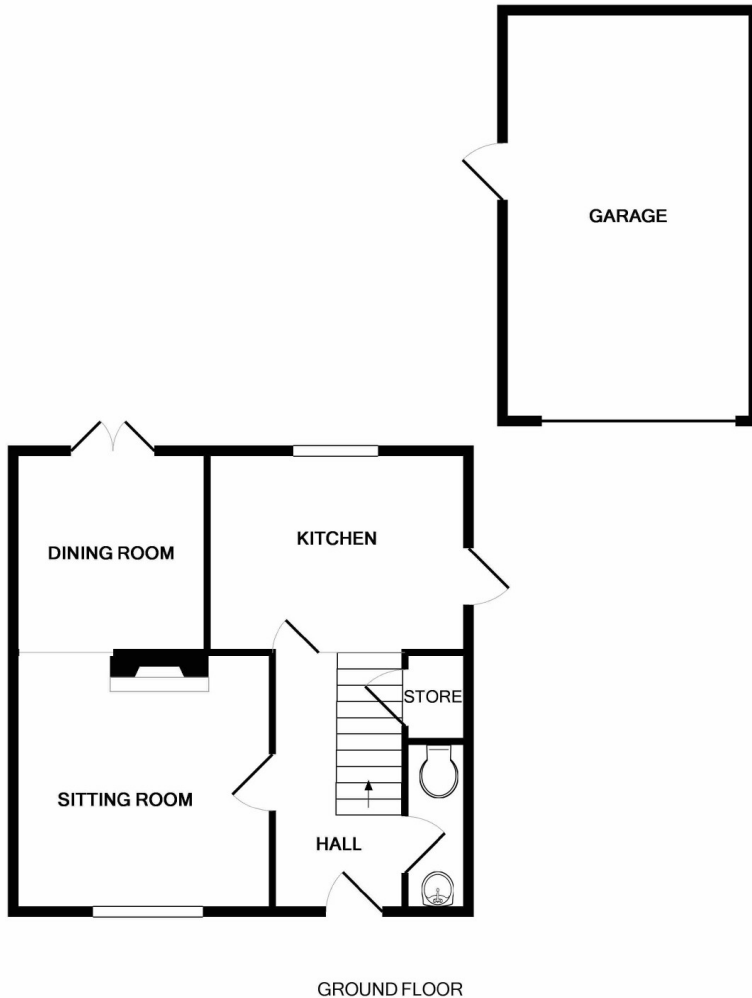
Should your offer be accepted in line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic 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:

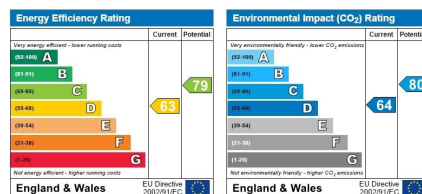
£275,000







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 additional fees from £300.00 will apply depending on the number of applicants. A calculation will be provided prior to payment of any holding fee. Further details can be found at [www.thepropertycentres.co.uk/fees](http://www.thepropertycentres.co.uk/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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