



THE PROPERTY CENTRE
THE AGENT PEOPLE RECOMMEND

01905 22222



4 BED HOUSE - DETACHED ACONBURY CLOSE, WORCESTER

- Garage
- Detached
- Walking Distance To Worcester
- Royal Hospital
- Close To Motorway
- Off Road Parking
- Four Bedrooms
- Private Garden
- Well Presented

Description

Four bedroom detached property located within walking distance of Worcestershire Royal Hospital and Junction 7 of the M5.

The property briefly comprises lounge, kitchen, dining room, four good size bedrooms, en-suite and family bathroom. Further benefits include off road parking, garage and enclosed private rear garden.

No Pets, Minimum 12 month contract

If you wish to apply for this property there is a £265.00 holding fee payable, which would be offset against the first months rent. All applicants over the age of 18 will need to provide proof of ID, such as a Passport, and proof of residency dated within the last three months, such as utility bill, bank statement etc

All applications are subject to contract. The holding fee is non refundable if you fail the application process or withdraw your application

Entrance Hall

Via UPVC double glazed front door, radiator, stairs to first floor, under stairs storage cupboard, security alarm system, two ceiling light points, doors to cloakroom, lounge, and kitchen.

Cloakroom

Wooden framed double glazed window to side aspect, vanity wash hand basin, low level W.C., part tiled walls, mirror, radiator, ceiling light point.

Lounge

5.33m x 3.28m (17'6" x 10'9")

UPVC double glazed window to front aspect, feature fireplace with electric fire inset and brick surround, television and telephone points, radiator, wall light points, arch to dining room.

Dining Room

3.28m x 2.92m (10'9" x 9'7")

UPVC double glazed patio doors to garden, radiator, television point, ceiling light point.

Kitchen

4.37m x 3.20m (14'4" x 10'6")

Two UPVC double glazed windows to rear aspect, range of eye level and base storage units with oak effect laminate work surfaces over, one and a half bowl sink drainer unit with mixer tap over, newly fitted electric oven, newly fitted gas hob, newly fitted built-in dishwasher, plumbing for washing machine, further appliance space, breakfast bar, radiator, ceiling light point, UPVC double glazed door to garden.

Landing

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

Bedroom One

3.86m x 3.35m (12'8" x 11'0")

UPVC double glazed window to front aspect, built-in mirrored wardrobe, TV point, radiator, ceiling light point.

En-Suite

UPVC double glazed window to front aspect, tiled shower cubicle, vanity wash hand basin with mixer tap over, mirror, low level W.C., fully tiled walls, radiator, ceiling spot lights.

Bedroom Two

3.48m x 3.35m (11'5" x 11'0")

UPVC double glazed window to front aspect, built-in mirrored wardrobes, storage cupboard, television point, radiator, ceiling light point.

Bedroom Three

3.45m x 2.95m (11'4" x 9'8")

UPVC double glazed window to rear aspect, built-in mirrored wardrobes, TV point, radiator, ceiling light point.

Bedroom Four

3.40m x 1.98m (11'2" x 6'6")

UPVC double glazed window to rear aspect, built-in wardrobes, mirror, storage cupboard housing radiator, radiator, ceiling light point.

Bathroom

Panelled bath with shower over, vanity wash hand basin with mixer tap over, low level W.C., base storage units, tiled walls, mirror, radiator, ceiling spot lights.

Front Of Property

Block paved driveway providing off road parking for two vehicles, gated side access.

Garage

Integral garage with up and over door, combination boiler and plumbing for further washing machine.

Rear Of Property

Initial patio area, mainly laid to lawn, side access, enclosed by timber panel fencing.

Directions

From The Property Centre turn right onto Tolladine Road. Proceed through the traffic lights to the first roundabout. Take the third exit onto Woodgreen Drive. Proceed over the next two roundabouts turning right onto the third onto Newtown Road. Proceed for some time taking the second right into Aconbury Close.

Tenure - Freehold

Date Particulars Created 16.08.16

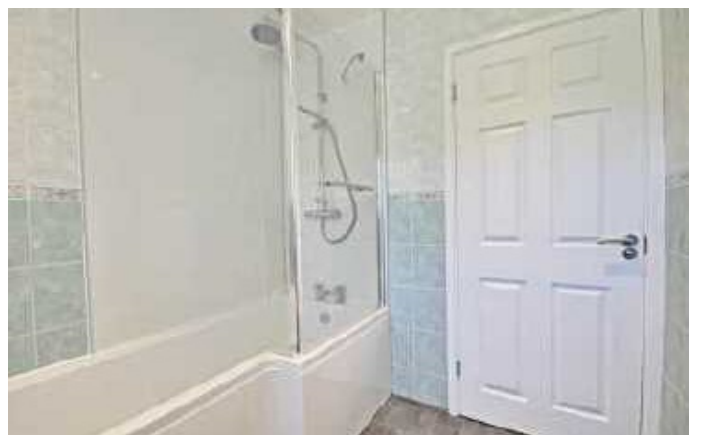
Property Price:

£1,100 Per Calendar Month

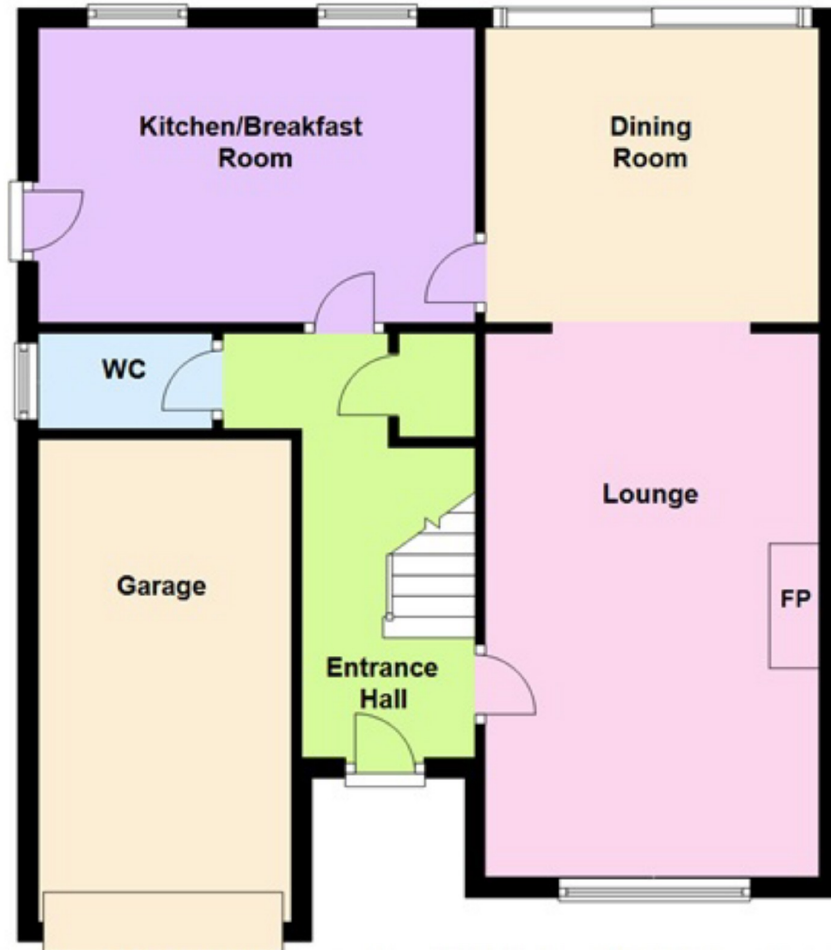


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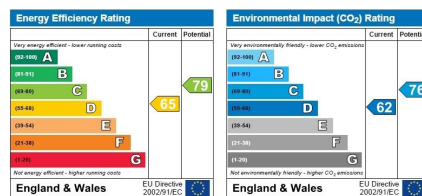
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Ground Floor



This floorplan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and should not be relied on. No liability is accepted in respect of any consequential loss arising from the use of this plan
Plan produced using PlanUp.



RESIDENTIAL SALES - DISCLAIMER NOTICE: Appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission has been approved and would recommend that prospective purchasers should make their own independent enquiries on these matters. All measurements are approximate.

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-

VIEWING BY PRIOR APPOINTMENT VIA THE PROPERTY CENTRE ON 01905 2222

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