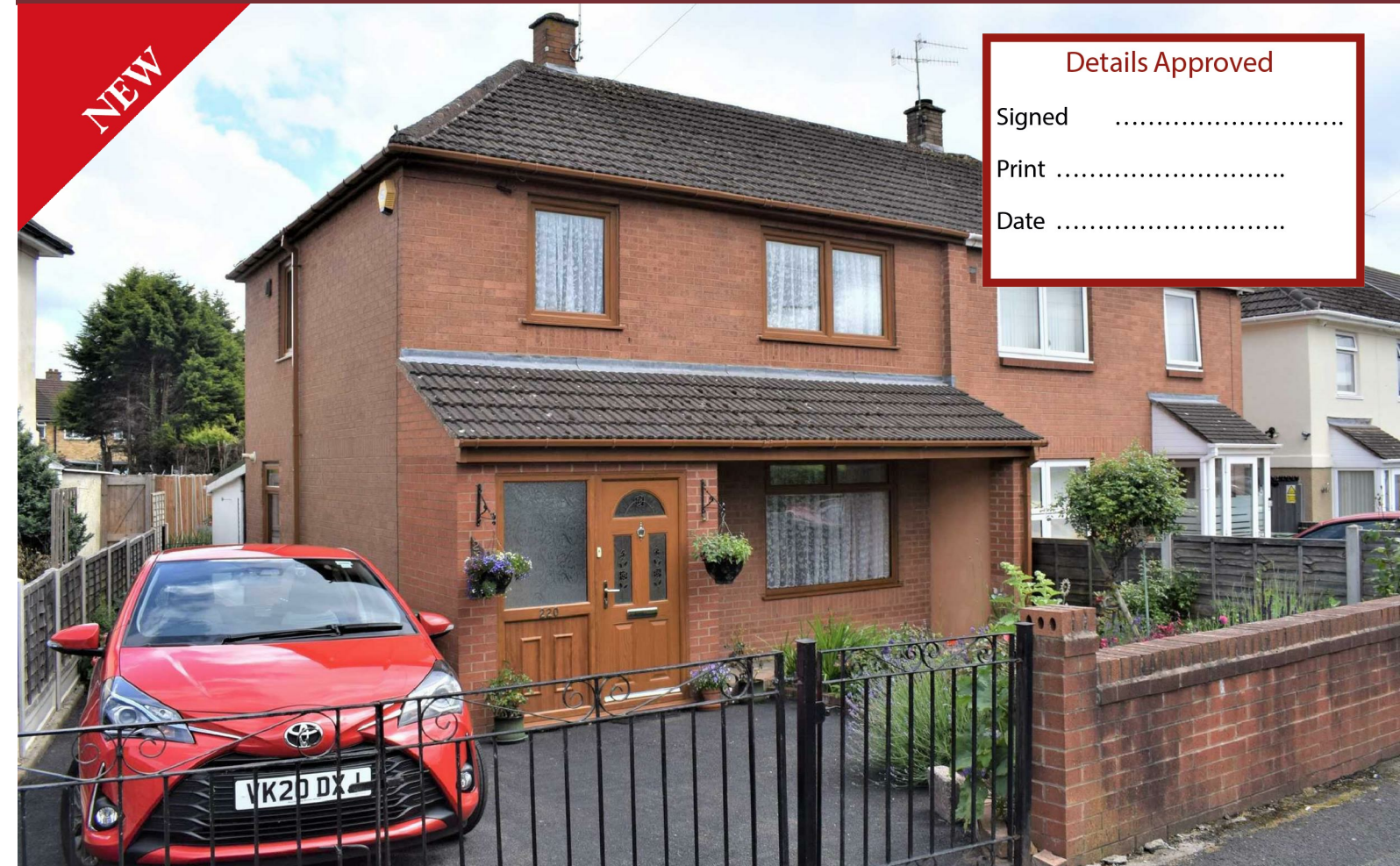


Allan Morris

estate agents



NEW

Details Approved

Signed

Print

Date

Canterbury Road, Ronkswood

A well presented and spacious three bedroom semi detached family home, situated within this convenient location, offering excellent access to the Worcestershire Royal Hospital, Worcester City centre, local schooling and motorway links. The property further benefits from a very well tended and stocked 130 ft garden to the rear and off road parking to the front.



£230,000

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220, Canterbury Road, Ronkswood, WR5 1PG

All measurements are approximate. Accommodation in more detail comprises:

The property is approached via cast iron gate leading to foregarden and tarmac driveway, leading to UPVC double glazed front door, providing access into:

ENTRANCE PORCH

With ceiling light point, radiator, obscure double glazed window to front elevation and UPVC double glazed door into:

ENTRANCE HALL

With ceiling light point, telephone/internet point, stairs rising to first floor, doors to open-plan Sitting Room/Dining Room and Kitchen.

OPEN-PLAN SITTING ROOM / DINING ROOM 20'8" x 11'4"

The centrepiece of the room being a gas fireplace with hearth and mantle surround, useful serving hatch to Kitchen, ceiling light point, television aerial point, UPVC double glazed window to front elevation and UPVC double glazed sliding doors providing access out to rear patio.

KITCHEN 12'9" x 10'6"

Fitted with a matching range of base and wall mounted units with worktop over, incorporating stainless steel single drainer sink unit with mixer tap over, space for hob and oven, space for fridge/freezer, space and plumbing for washing machine and dishwasher, ceiling light point, radiator, serving hatch to Dining Room, useful pantry cupboard, wall mounted Gloworm boiler and UPVC double glazed door through to:

OUTER LOBBY

With doors to side and patio elevations and door to:

DOWNSTAIRS CLOAKROOM

Fitted with low level W.C. And corner wash hand basin, fully tiled walls and floor, obscure window to front elevation, ceiling light point, useful storage cupboard and door to rear garden and patio.

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From Entrance Hall stairs rise to first floor:

SPACIOUS GALLERIED LANDING

With UPVC double glazed tilt and turn window to side elevation, ceiling light point, hatch to fully boarded loft space housing the hot water tank and door to:

BEDROOM 1 11'4" x 10'8"

With UPVC double glazed tilt and turn window to front elevation, ceiling light point, television aerial point, radiator, built-in double wardrobes, double size airing cupboard.

BEDROOM 2 13'8" x 8'3"

With UPVC double glazed tilt and turn window overlooking rear garden, ceiling light point, radiator, television aerial point.

BEDROOM 3 9'6" x 7'8"

With UPVC double glazed tilt and turn window to front elevation, useful built-in double wardrobe, over stairs storage cupboard, ceiling light point, television aerial point.

RECENTLY REFITTED MODERN STYLE SHOWER ROOM

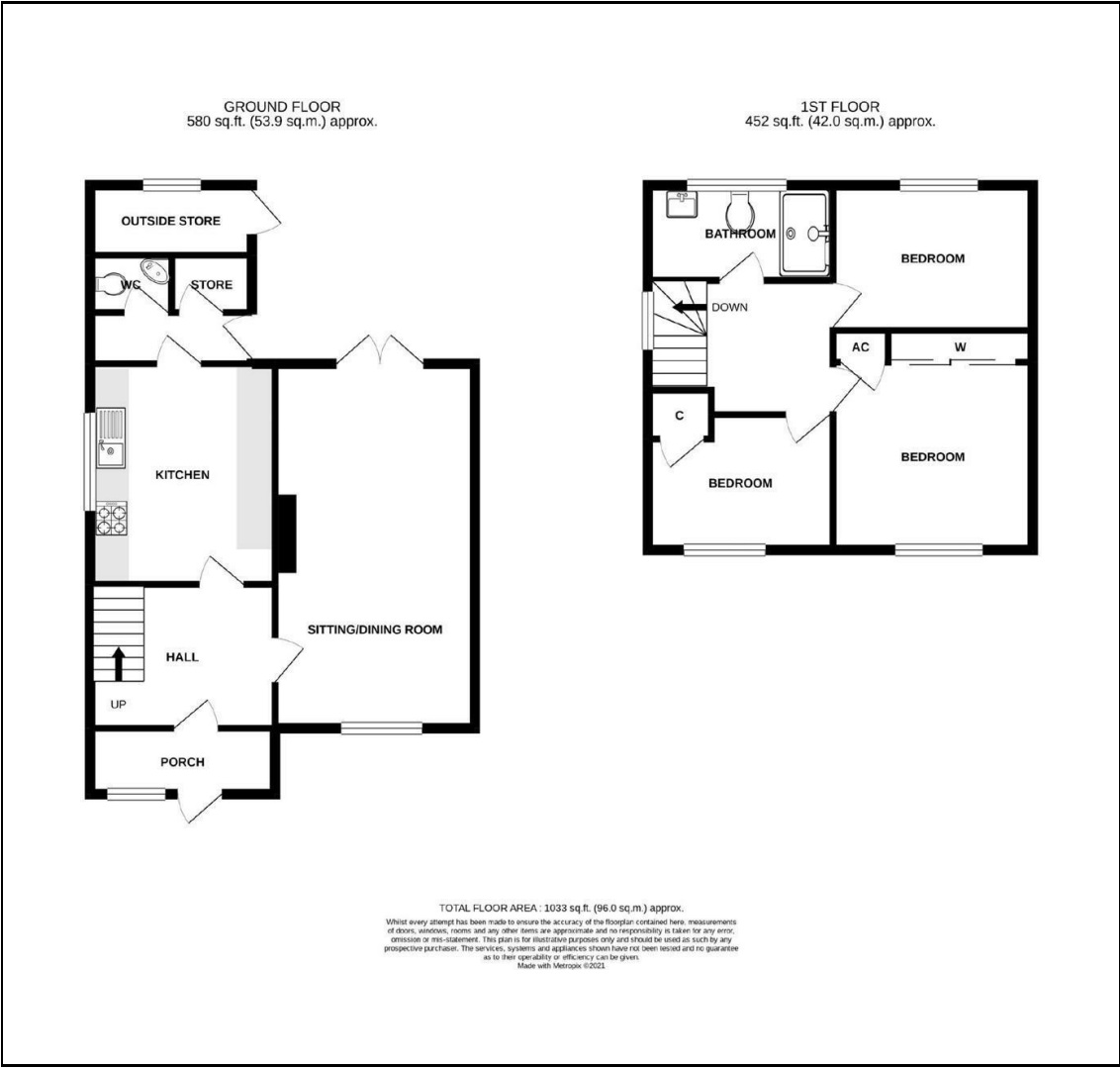
With a matching suite comprising low level W.C., ceramic wash hand basin with contemporary style mixer tap over, mirror vanity cupboard unit with lighting, walk-in fully tiled shower cubicle with Triton power shower over, extractor fan, obscure double glazed tilt and turn window to rear elevation, heated towel rail, charging point, ceiling light point.

OUTSIDE:

To the front of the property is tarmac driveway providing off road parking for 2 vehicles, walled garden with lawn and mature shrubs and side access to rear of the property.

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The rear garden can be also be accessed via the Sitting Room/Dining Room, or Inner Lobby, initially onto paved patio area offering a high degree of privacy, with Store Room and gated to access to remainder of the garden, which of particular note and stretches for almost 130ft. The garden is mainly laid to lawn, with pathway leading from patio to

very end of the property and offers many well tended and stocked flower gardens, as well as shrub borders. The garden is planted in a variety of bee friendly foliage, as well as at the very rear of the garden additional vegetable/flower area. The garden is fully enclosed by fencing.



GENERAL INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. TENURE: Freehold We understand the property is offered for sale . FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

ROUTE TO THE PROPERTY:

From our Worcester City centre proceed along City Walls Road. At the roundabout, turn right and then straight over the next roundabout. At the traffic lights turn right and then left going under the railway bridge. Continue straight over the traffic lights into Newtown Road. Continue up Newtown Road and at the top of the bank at the traffic lights turn right into Canterbury Road, where number 220 can be found on the left hand side.