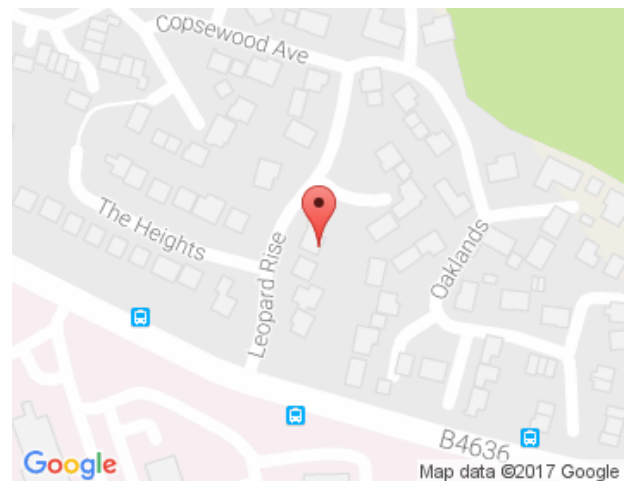


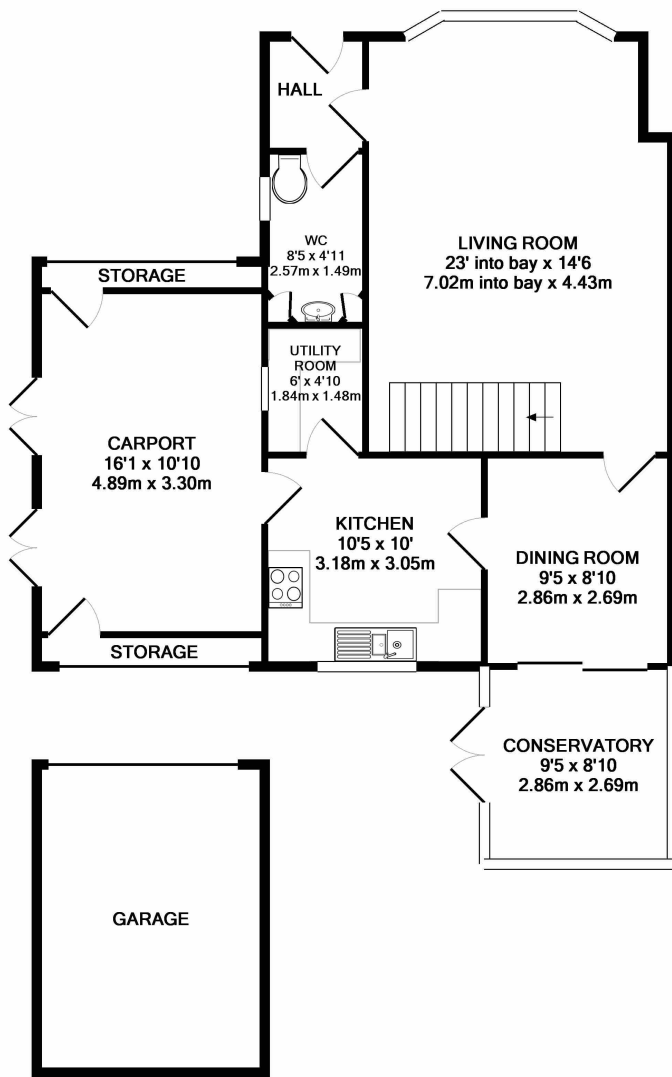
Leopard Rise, WR5
Guide Price of £350,000



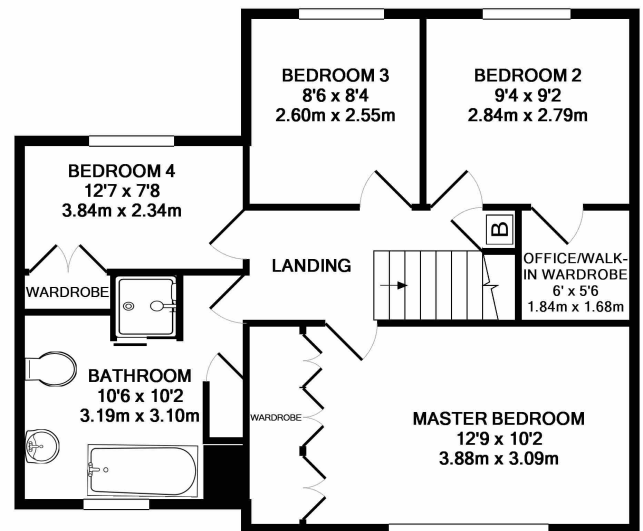
A superbly presented spacious four bedroom detached house built in 1973 in a desirable and sought-after area of Worcester. The property itself is located about two miles from historic Worcester City Centre with its vibrant and bustling shopping facilities. The local area also boasts a broad range of facilities, such as major supermarkets including a new Waitrose supermarket within easy reach. Transportation links are ideal as the property address is within a mile of the M5 motorway, junction 7, and approx. one mile to the nearest railway station. (Shrub Hill station) There is also a regular and reliable local bus service operating in the area.







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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Long Description

A superbly presented spacious four bedroom detached house built in 1973 in a desirable and sought-after area of Worcester. The property itself is located about two miles from historic Worcester City Centre with its vibrant and bustling shopping facilities. The local area also boasts a broad range of facilities, such as major supermarkets including a new Waitrose supermarket within easy reach. Transportation links are ideal as the property address is within a mile of the M5 motorway, junction 7, and approx. one mile to the nearest railway station. (Shrub Hill station) There is also a regular and reliable local bus service operating in the area.

There is a good choice of local schools in the catchment area including; nursery, primary and high schools, as well as a 6th form college at Nunnery Wood High School. Whittington Primary School, Red Hill and others and are all in close proximity to the property address. A good choice of pubs and restaurants, a leisure centre, sports grounds and recreation facilities are nearby. There is a local church, Worcester Countryside Centre, veterinary practice, doctor's surgeries, dentists, local shops and retail shopping parks all within easy distance of the property address. Worcester Royal hospital entrance is approx. 400 yards to the property

The property benefits from Gas central heating, double-glazed windows, and off-road parking for two vehicles. Superfast broadband is available in the postcode area.

The approach the property is via a Brindle block paved driveway with a small lawn frontage edged by a small hedged perimeter and offering additional off road parking for two vehicles. Shrubs and plants border the perimeter. Outside security lighting and a block paved pathway leads under the attractive bay window. The driveway leads to the converted garage and through to another single garage with an up and over door. We enter at the front of the property through a white panel front residential door with small arched inset window into;

Hallway: 1.76m x 1.66m

Ceiling point, papered walls, decorative coving, wooden laminated flooring, wall-mounted radiator, burglar alarm, door to leading to

Cloakroom: 1.49m x 2.47m

Ceiling point, decorative coving, radiator, painted walls, modern and contemporary white low level closed couple WC, large white hand-wash basin with mixer tap set into a vanity storage unit, ceramic tiled splash-back wall wooden laminated flooring, white uPVC double glazed window with obscure glass overlooking side aspect, two storage cupboards set at 45 degrees to create an alcove for the hand-wash basin.

Living room 4.43m x 7.02m into bay

Large three sided white uPVC double glazed bay window allowing plenty of natural light with feature diamond leaded design in top lights and overlooking front of the property, papered walls, decorative coving, two wall-mounted radiators with thermostatic valves, wooden laminate flooring, feature wooden painted decorative fire surround with conglomerate marble back and hearth with gas fire, two ceiling points, stairs leading to first floor and Georgian style glazed door to

Dining room: 2.71m x 3.07m

Ceiling point, decorative coving, door to kitchen, aluminum sliding patio doors leading to conservatory, wooden laminated flooring, papered walls and wall-mounted radiator with thermostatic valve.

Conservatory: 2.69m x 2.86m

Edwardian style uPVC conservatory with brick built dwarf wall construction and with double glazed uPVC glass partition walls with feature diamond leaded design in top lights to match the theme of the main property, bronze polycarbonate roofing system, central electric ceiling fan/light, ceramic tiled floor, wall-mounted radiator with thermostatic radiator valve, exposed brickwork interior, two wall lights and uPVC double glazed outward opening French doors leading to the block paved patio area and rear garden.

Kitchen: 3.18m x 3.05m

Papered walls with separating wooden decorative dado rail and painted wooden shiplap cladding

below, six recessed inset downlights, radiator with thermostatic radiator valves, modern and contemporary fully fitted cream shaker style kitchen with wall and base units with contrasting metal handles and with dark granite effect rolled top work surfaces, built in dishwasher, built-in electric oven, built-in electric hob, built-in cooker hood, built-in fridge, one and half bowl stainless steel sink with swan neck mixer tap, mosaic style contrasting and complimentary ceramic splash back tiles, custom made breakfast bench table with matching surface of the granite effect worktops, vinyl flooring, large white uPVC double glazed window overlooking the rear garden, and a door to the converted garage space and a door leading to

Utility Room 1.48m x 1.84m

Papered walls with separating wooden decorative dado rail and painted wooden shiplap cladding below, white uPVC double glazed window with feature diamond lead in top light and overlooking the converted garage area, two recessed inset downlights, eye level and base shaker style units to match the kitchen design along with matching dark granite effect work surface, plumbed for washing machine/dryer, vinyl flooring

Converted garage space 3.30m x 4.89m

Block paved flooring, ceiling point, access to gas and electricity meters, set of two outward opening uPVC French doors leading on to the garden area, The garage has been converted by means of two false walls, however the existing garage up and over doors remain in situ, and could easily be reverted back to create the existing garage. The two false walls have two storage spaces and accessed by means of fitted doors

Carpeted stairs leading to first floor

landing with carpet flooring ceiling point, papered walls, smoke alarm, radiator with thermostatic valve, loft hatch giving access to the fully boarded loft space, airing cupboard containing combination condensing boiler with CO2 alarm and thermostatic controls and doors leading to

Master bedroom: (rear facing) 3.88m x 3.09m

Painted walls, two ceiling points, large white uPVC double glazed window with feature diamond lead design in top lights overlooking rear aspect and allowing plenty of natural light into the room, radiator with thermostatic radiator valve, built-in wardrobes to the full wall area and with sets of double doors opening to hanging rails and shelving along with ample depth of storage space, fully fitted carpeted flooring,

Bedroom 2: (front facing) 2.84m x 2.79m + 1.84m x 1.68m

Ceiling point, painted walls, fully fitted carpeted flooring, wall-mounted radiator with thermostatic radiator valve, white uPVC double-glazed window with feature diamond lead design in top lights and overlooking to front aspect, door leading to versatile room (1.84m x 1.68m) that could be used as an office/walk-in wardrobe with ceiling point, fully fitted carpeted flooring and papered walls

Bedroom 3: (front facing) 2.55m x 2.360m

Ceiling point, sloping ceiling, painted walls, fully fitted carpeted flooring, wall mounted radiator with thermostatic radiator valve, white uPVC double-glazed window with feature diamond lead design in top lights to front aspect

Bedroom 4: (front/side facing) 3.84m x 2.34m

Ceiling point, painted walls, built-in double wardrobe with doors, shelving and hanging rail, fully fitted carpeted flooring, wall mounted radiator with thermostatic radiator valve, white uPVC double-glazed window with feature diamond lead design in top lights to front aspect

Bathroom 3.10m x 3.19m

Large family bathroom, eight recessed inset downlights, full height ceramic tiled walls with matching decorative ceramic dado border, vinyl flooring, Champagne coloured three-piece bathroom suite consisting of bath with ceramic tiled panel to match walls and with gold colour telephone style mixer shower tap, pedestal hand wash basin with gold colour mixer tap and closed couple low level WC, walk in shower cubicle with acrylic shower tray, Mira 60 electric shower, upright heated towel rail with thermostatic control, storage cupboard, white uPVC double-glazed window with obscure glass to side aspect, white uPVC double-glazed window with feature diamond lead design in top lights and obscure glass.

Outside: A private rear garden area is set into two sections, the rear of the property is a patio seating area with decorative block paving and enclosed by wooden fencing with concrete posts, mature shrubs and plants and offers a private sitting and entertaining area. There is an outside tap along with outside lighting. Between the two garden areas lies another separate brick built single garage/workshop with up and over door. The garage could easily be adapted by opening up and restoring the converted garage back to its originality to form a drive through. The main garden area sits to the side of the property and consists of a large featured lawn area set with a block paved seating area. There are shrubs and plants bordering the property, two patio-seating areas, outside lighting. The garden is enclosed by wooden fencing and hedged perimeters to allow privacy. There is also a separate tool shed/storage at the bottom of the garden. There is a side access gate from the driveway to access the rear garden area, and other side access leads to a storage area.

At the front is a block-paved driveway with some shrubs and plants, lawn area off road parking space for two vehicles.

The property benefits from Gas central heating, double-glazed windows and the postcode area has access to a superfast broadband network.

General Information:

Whilst we do our best to produce fair, accurate and reliable sales particulars, they are only a general guide to the property. If there are any points which are of particular importance to you, please contact our head office and we will be pleased to provide you with any further information, especially if you are planning to travel to visit the property.

Energy Performance Certificate: Full EPC reports are available from EstatesDirect.com Ltd upon request.

Measurements: All quoted room sizes are approximate and intended for general guidance. You are advised to verify all measurements of the property carefully.

Tenure: We understand the property is offered for sale FREEHOLD.

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.

Lettings: If you would like to let your property out, or alternatively rent a property from us, contact our head office on 08456 31 31 31 to discuss your requirements.

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