



Ronkswood Hill





# Ronkswood Hill

Worcester

£285,000

This well presented three bedroom semi-detached home offers convenient access to the city centre, Worcester Shrub Hill train station and Worcestershire Royal Hospital. The property comprises hallway, sitting room, dining room, breakfast kitchen, garden room and ground floor shower room. To the first floor are three bedrooms and a shower room. Outside there is a gravelled driveway providing parking for numerous vehicles and a pleasant rear garden with garden shed. A viewing is highly advised!

## We've Noticed

- Well presented semi detached home
- Three bedrooms
- Ground floor shower room + first floor shower room
- Sitting room, dining room and breakfast kitchen
- Driveway





### Entrance

Through double glazed entrance door in hallway with radiator, stairs to first floor and doors into ground floor shower room and breakfast kitchen.

### Ground Floor Shower Room

With shower cubicle with shower over, vanity with hand basin with mixer tap over, WC, heated towel rail and a side aspect double glazed window.

### Breakfast Kitchen

With tiled flooring, Worcester Bosch boiler, under stairs storage, side aspect door to side garden and archway into remainder of kitchen with matching wall and base units with work surfaces over, space for cooker and cooker hood over, side and rear aspect double glazed window, space for upright fridge /freezer, sink and drainer with mixer tap over, space and plumbing for washing machine and door into sitting room.

### Sitting Room

With front aspect double glazed window, coal effect fire with surround and hearth, glazed double doors into dining room.

### Dining Room

With radiator and rear aspect double glazed doors opening to the rear garden.

### First Floor Landing

With loft access, doors into bedrooms one, two, three and shower room.

### Bedroom 1

A dual aspect room with double glazed windows, exposed floorboards and radiator.

### Bedroom 2

With front aspect double glazed window, radiator and storage cupboard over bulkhead of stairs.

### Bedroom 3

With rear aspect double glazed window and radiator.

### Shower Room

With shoe cubicle with electric shower, WC, wash hand basin, radiator and a side aspect double glazed window.

### Outside

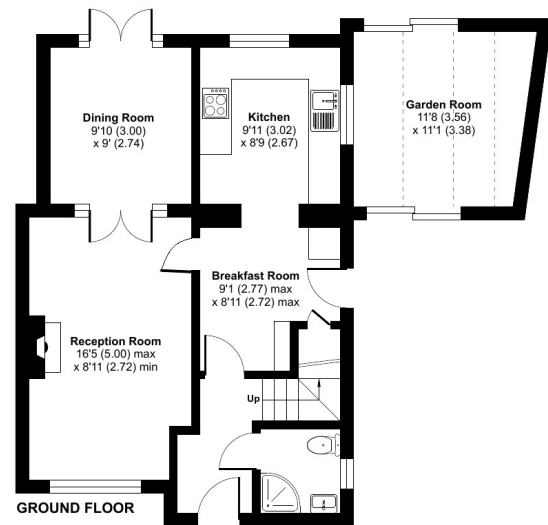
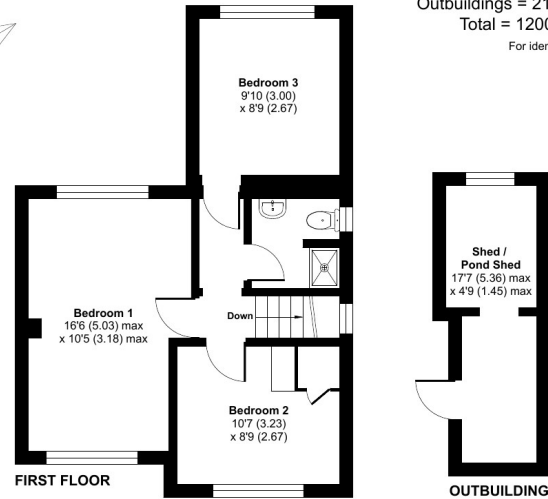
The front of property is approached via a gravelled driveway providing parking for several vehicles and with gated side access to rear garden. A paved side garden leading to garden room with front and rear aspect double glazed sliding doors with power. A large garden shed with power, lighting and shelving. The rear garden is has a decking area with pergola and fish pond and power point. The majority of the garden is laid to lawn with landscaped borders and gravelled seating area with fenced boundaries to sides and rear.



# Ronkswood Hill, Worcester, WR4

Approximate Area = 988 sq ft / 91.7 sq m  
 Outbuildings = 212 sq ft / 19.6 sq m  
 Total = 1200 sq ft / 111.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hills Estate Agents. REF: 1038472

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

46 Foregate Street, Worcester WR1 1EE

Tel: 01905 723545 info@hillsestateagents.co.uk

www.hillsestateagents.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

