



Canada Way



Canada Way

Worcester

£425,000

Positioned within a generous corner plot is this four bed detached family home. The property provides good access to the city centre as well as M5 Motorway and comprises entrance hall, living room, dining room, kitchen, conservatory, WC, utility room and garage. To the first floor are four bedrooms with ensuite to bedroom one as well as family bathroom. The property benefits from a driveway, large garden and must be viewed to appreciate the accommodation within the home.

We've Noticed

- **Detached home**
- **Four bedrooms**
- **Generous corner plot**
- **Good access to the city centre**
- **Driveway and garage**



Entrance

Through front entrance door into hall with stairs to first floor, doors into living room, kitchen and WC.

Living Room

With side aspect double glazed window, radiator, electric fire, doors into conservatory and opening into dining room.

Dining Room

With rear aspect double glazed window, radiator and door into kitchen.

Kitchen

With front aspect double glazed window, matching wall and base units with work surfaces over, sink and drainer with mixer tap over, built-in oven, grill and gas hob with cooker hood over. Space and plumbing for under counter appliance and door into utility.

Utility

With front aspect double glazed window, work surfaces with sink and drainer space for fridge/freezer as well as space and plumbing for washing machine and tumble dryer. Door access garage as well a further door into garage.

WC

With side aspect double glazed window, Logic combination boiler, WC and wash hand basin.

Conservatory

With radiator, electric fire, side and rear aspect double glazed windows and doors opening to the rear garden.

First Floor Landing

With doors into bedrooms and family bathroom.

Bedroom 1

With front aspect double glazed window, radiator, built-in sliding wardrobe and door into ensuite.

Ensuite

With WC, wash hand basin, heated towel rail, extractor fan and shower.

Bedroom 2

With front aspect double glazed window, radiator and built-in sliding wardrobe.

Bedroom 3

With side and rear aspect double glazed window and radiator.

Bedroom 4

With rear aspect double glazed window and radiator.

Bathroom

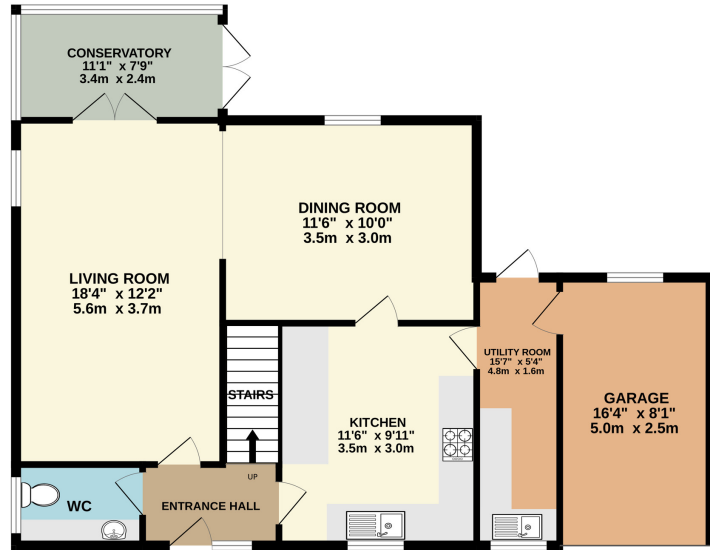
With side aspect double glazed window, WC, wash hand basin, bath with shower over, heated towel rail and extractor fan.

Outside

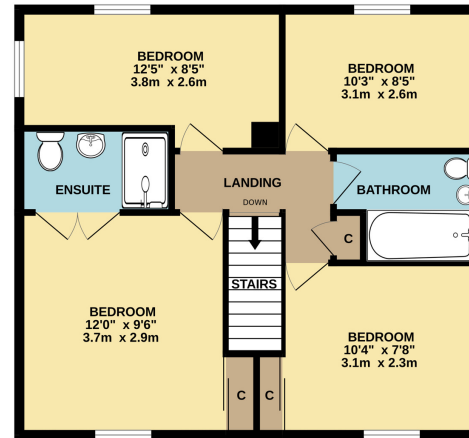
The front of the property is approached via a graveled driveway with parking for multiple cars, lawned foregarden with trees and pathway to entrance door. There is a good size side and rear garden laid to a mixture of patio and lawned areas, summer house and garden sheds with fences boundaries to sides and rear.



GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.



1ST FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1639 sq.ft. (152.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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