



**Allan Morris**  
estate agents

**Toftdale Green, Lyppard  
Bourne, Worcester.**

**89 Toftdale Green, Lyppard Bourne,  
Worcester. WR4 0PE**

**Features**

- 2 Bedroom Coach House
- Kitchen and Living Room
- Garage and driveway
- Private garden
- Ideal for investment or 1st time purchase
- Popular and convenient location

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An opportunity to acquire a two bedroom Coach House, situated in the popular Warndon Villages area and benefiting from garage and driveway.

Accommodation briefly comprises: Entrance Hall and Utility Room. On the first floor: Landing, Living Room, Kitchen, two Bedrooms and Bathroom.

Outside: Single Garage, driveway and private garden.

**LOCATION:**

The property is located in the popular Warndon Villages development, offering easy access to major transport links. Within easy reach is the Worcestershire Royal Hospital, Tesco Supermarket and a parade of Convenience shops and other amenities. The property also falls into a popular school catchment for both primary and secondary options.





### Directions:

From Worcester City centre proceed out along Newtown Road, toward the Hospital, and bear left at the first island onto Woodgreen Drive. Continue straight over the first island and bear right at the next island onto Millwood Drive. Turn right into Vetch Field Avenue, continue along turning first left into Toftdale Green. Continue to the very top of the road, where number 89 can be found in the back left hand corner, as indicated by our For Sale board.

WAM 7242

### Useful Information:

Tenure: Leasehold

EPC Rating: D

Council Tax Band: B





Total area: approx. 79.5 sq. metres (855.6 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## 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. **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.

## Floorplan Measurements:

**LIVING ROOM:**  
17'9" x 12'2"

**KITCHEN:**  
9'4" x 5'5"

**UTILITY ROOM:**  
6'8" x 5'2"

**BEDROOM 1:**  
10'2" x 9'7"

**BEDROOM 2:**  
10'2" x 7'9"

**BATHROOM:**  
9'2" x 4'9"

**GARAGE:**  
18'0" x 8'2"

## Contact us:

Address:  
32 Sidbury, Worcester, WR1 2HZ