

Philip Laney
& Jolly
the property professionals
Worcester 01905 26864 Malvern 01684 675100
FOR SALE
www.pljworcester.co.uk

8 Stroma Avenue, Worcester, WR5 3PJ
Offers over £300,000

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**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL ****

Philip Laney & Jolly Worcester offer to the market a three bedroom detached family home located in the ever popular area of St Peters, convenient to the M5 Motorway network, Parkway railway station and local amenities. An ideal family home that comprises entrance hall, downstairs WC, living room with walk in bay window to the front aspect, spacious and light kitchen diner with patio doors opening to the conservatory and a utility room.

To the first floor there are three bedrooms with the main bedroom benefitting from an en suite shower room. The family bathroom comprises panelled bath with shower over, pedestal wash hand basin and WC.

The property has a pleasant rear garden with an enclosed private patio area to the side with rear access to the garage, further patio area with the remaining area being laid to lawn with a variety of trees and shrubs. Gated side access leads to the front of the property that has off road parking with front access to the garage.

The property benefits further from double glazing and gas central heating. EPC Grade D Council Tax Band D. Freehold.

Entrance Hall

Wooden door opens to the entrance hall, stairs rise to the first floor, ceiling light point and radiator.

Living Room

Double glazed bay window to the front aspect, two radiators, gas fire with surround and ceiling light point.

WC

Obscure double glazed window to the side aspect, WC, corner mounted wash hand basin, ceiling light point and tiled splashback.

Kitchen/Diner

Double glazed window to the rear aspect, range of matching wall and base units, four ring gas hob, Zanussi oven, extractor hood over, undercounter fridge, one and a half sink and drainer, worksurfaces over, ceiling spotlight and vinyl flooring. Opens to the utility Dining area has sliding patio doors to the conservatory, understairs storage cupboard and ceiling light point.

Utility Room

Double glazed door to the side aspect, space for freezer under counter, stainless steel sink and drainer, space and plumbing for washing machine, ceiling light point. worksurfaces and vinyl flooring.

Conservatory

Double glazed double doors open to the rear garden, ceiling light fan, radiator and laid to laminate flooring.

Landing

Obscure double glazed window to the side aspect, radiator, airing cupboard, loft hatch and doors to all of the first floor rooms.

Bedroom One

Double glazed window to the front aspect, ceiling light point and radiator.

En-Suite Shower Room

Obscure double glazed window to the front aspect, shower cubicle, radiator, WC, pedestal wash hand basin, extractor and ceiling light point.

Bedroom Two

Double glazed window to the rear aspect, radiator and ceiling light point,

Bedroom Three

Double glazed window to the rear aspect, ceiling light point and radiator.

Bathroom

Obscure double glazed window to the side aspect, panelled bath with shower over, pedestal wash hand basin, WC, shaver light, ceiling light point and part tiled walls.





Front Of Property

Shared access road to a turning area, private parking in front of garage, gated side access to the rear aspect.

Rear Of Property

Initial patio area leading to remaining garden that is laid to lawn and stocked with shrubs and trees. Enclosed with timber panel fencing and brick wall. Further private enclosed patio area with rear access to the garage.

Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Tenure Freehold

We understand subject to legal verification that the property is offered for sale Freehold.

Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Property to sell?

If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home. Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : D

Worcester Council

<https://www.worcester.gov.uk/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Parking

Parking for the property is provided via the driveway to the front in front of the garage.

Broadband

We understand currently Ultrafast Full Fibre Broadband (also known as Fibre to the Premises) is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker

<https://www.openreach.com/fibre-checker>

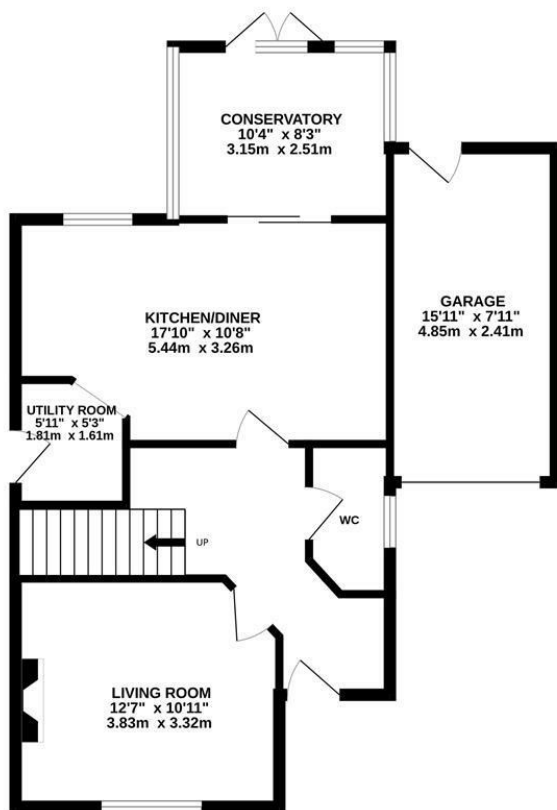
Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

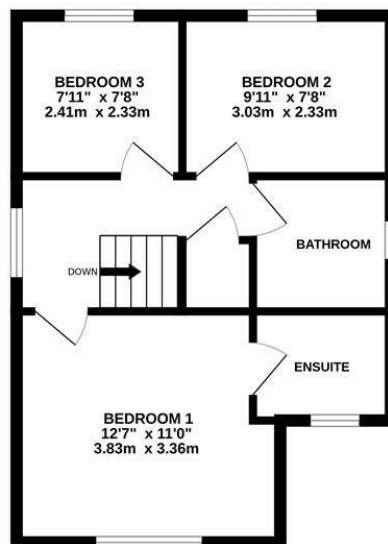
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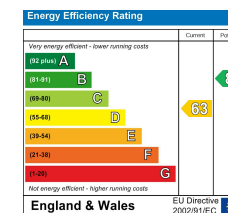
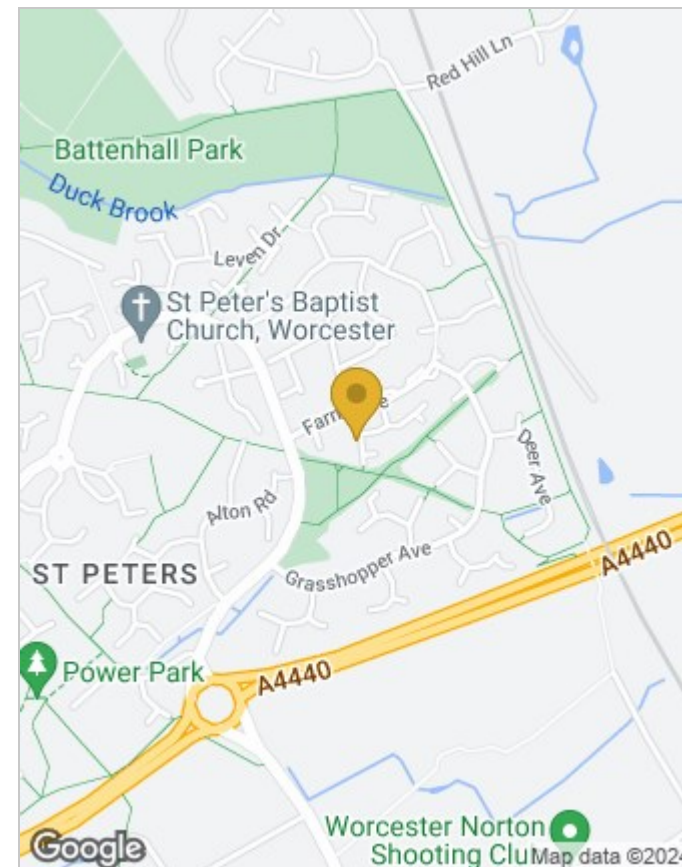
GROUND FLOOR



1ST FLOOR



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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Viewing

Please contact our PLJ Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.