



19 Woodbury Park, Worcester, WR6 6NT
Guide price £600,000



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

Philip Laney & Jolly Worcester are delighted to offer for sale this wonderful individual architecturally designed, detached family eco friendly home. This timber framed, four bedroom detached property was designed to create spacious and versatile living accommodation allowing natural light to all of the rooms and is located in a much sought after village location at Holt Heath being a short distance from Ombersley, Worcester and Droitwich.

This thoughtfully designed family home was originally owned by the architect responsible for this unique design utilising solar panels, Redland solar photovoltaic roof tiles and a MVHR (Mechanical Ventilation Heat Recovery) system throughout the home plus underfloor heating. The ground floor accommodation provides entrance porch with WC and opens to an impressive and light reception hall with feature stairs rising to the first floor with glazed panels, study, garden room that joins the living room with and the open plan spacious kitchen diner with utility room. The property has recently been upgraded with a fabulous bathroom suite which is a perfect en-suite facility to the ground floor bedroom. The double garage offers ideal potential to create additional annexe living space. To the first floor the landing area provides access to three further double bedrooms with the main bedroom enjoying a rear aspect outlook, dressing area with built in wardrobes and a recently fitted en-suite shower room. There is also an additional shower room and a separate WC. The property enjoys ample parking to the front aspect with access to the double garage and to the rear the good size rear garden is laid mainly to lawn with a patio area.

An internal viewing is highly recommended to fully appreciate what this property has to offer. EPC Grade C.

Council Tax Band F. Freehold.

Entrance

Door opens to:

Entrance Hall

Having doors off to rooms as follows:

Cloakroom

Having window to the front aspect. Wash hand basin inset to vanity unit and W.C..

Reception Hall

Having feature stairs rising and turning to the first floor landing, storage cupboard, doors to first floor rooms.

Living Room

Having windows to the rear garden and window to the side. Feature corner fireplace and double opening doors to the Garden Room.

Study

From the reception hall door opens to the Study. Having window to the front aspect.

Garden Room

Light and airy room linking the living room and the dining room and an ideal room to enjoy the rear aspect outlook.

Kitchen/Dining Room

Having windows to the rear, front and side aspect. Kitchen area is well fitted with base and wall units including smart shelving, work surfaces over, one and a half sink and drainer with mixer tap over. Integrated Miele dishwasher, space for tall fridge, Siemens oven and hop and chrome extractor over and breakfast bar area for more informal dining. The dining area enjoys a rear aspect outlook with additional doors to the garden room.

Utility

Having door to the rear, window to the front aspect. Base and drawer units, work surfaces with inset sink. Space and plumbing for washing machine and access to roof storage.





Bathroom

Recently fitted contemporary suite with bath, separate walk in shower with modern wall tiles, WC, basin atop vanity unit and window to the side aspect.

Ground Floor Bedroom One

OFFERING POTENTIAL FOR ADDITIONAL ANNEXE ACCOMMODATION with door opening to the double garage. Generous size double bedroom with window to front and rear Velux windows. Built in wardrobes.

Landing

Stairs rise to the first floor landing with window to rear aspect, loft access and doors off to rooms as follows:

Bedroom Two

Having dressing area with built-in wardrobes. two windows to the rear aspect and door to:

En-Suite Shower Room

Newly fitted suite comprising double wash hand basin, walk in shower cubicle, tiled walls and floor and WC

Bedroom Three

Light and spacious double bedroom benefiting from built in cupboards, built-in airing cupboard and door to under eaves storage areas. Window to rear.

Shower Room

Having window to rear, shower, wash hand basin inset to vanity unit and W.C.

W C

Obscure double glazed window to the front, low level WC and basin.

Bedroom Four

Having window to front aspect.

Double Garage

Having up and over doors. Personal door to the side aspect, window to side and door opening to Ground Floor Bedroom

Front Of Property

Gravelled driveway to the front with access to the front of the property and access to the double garage.

Rear Of Property

Initial patio area with the remaining generous garden being laid to lawn.

Agents Note

Eco features include: Redland solar photovoltaic roof tiles, Solar thermal hot water system, mechanical ventilation with heat recovery, Hempcrete wall insulation. Property has wide doors to allow wheelchair access.

Tenure Freehold

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

Services

Mains electricity, 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.

COUNCIL TAX MHDC

We understand the council tax band presently to be : F

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

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

Floor Plan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

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.

Parking

Parking for the property is provided via the driveway to the front.

Broadband

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

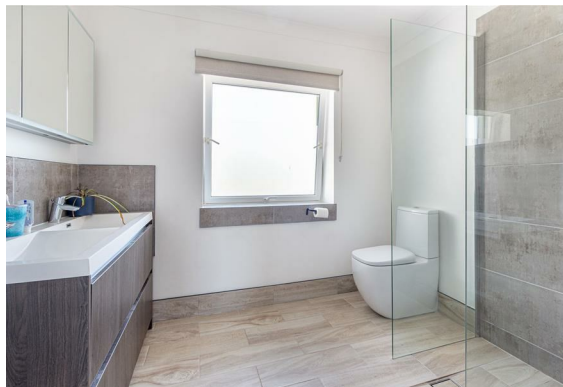
You can check and confirm the type of Broadband availability using the Openreach fibre checker

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

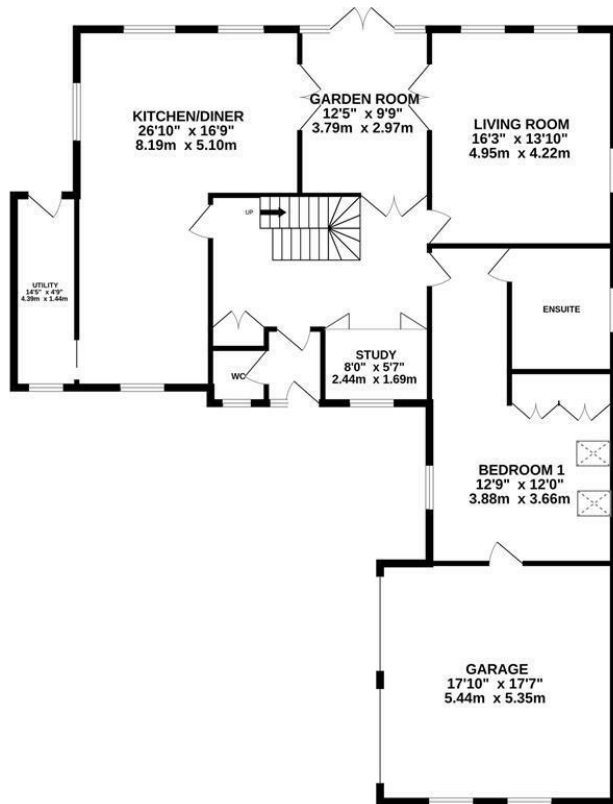
Mobile Coverage

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

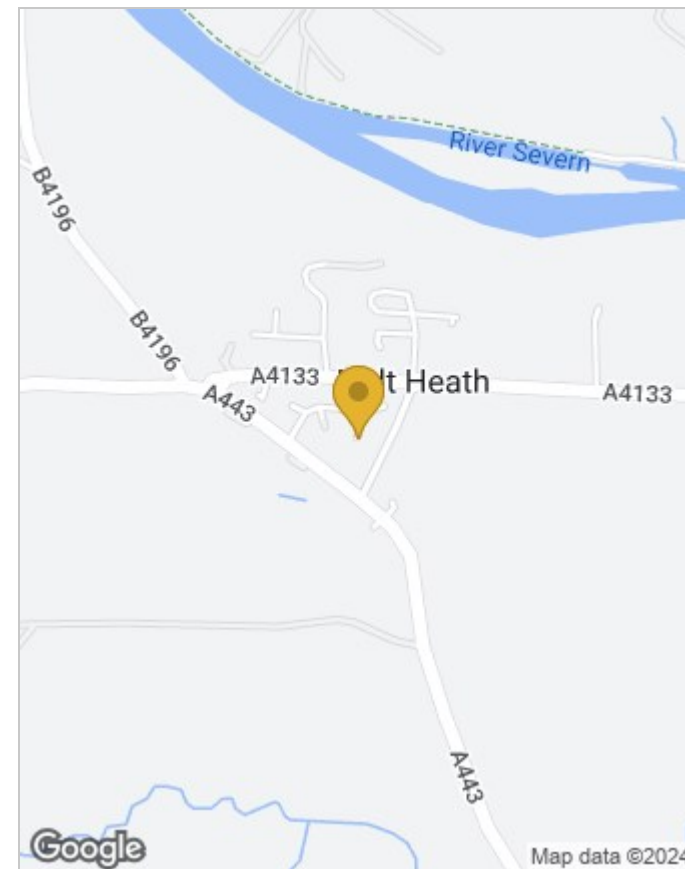
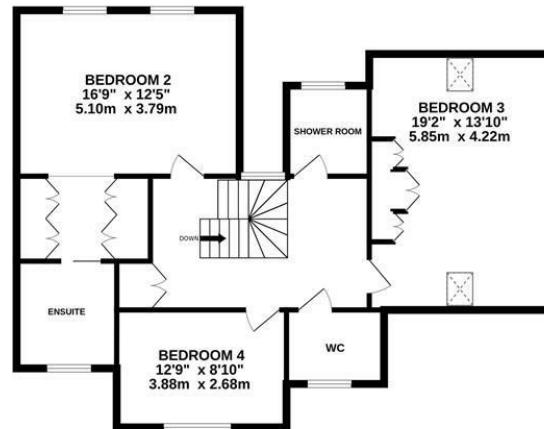
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
02-10	A		
11-15	B		
16-20	C	73	73
21-25	D		
26-30	E		
31-35	F		
36-50	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.