



93 London Road, Worcester, WR5 2DZ
Guide price £450,000



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

Phillip Laney and Jolly are delighted to offer to the market a substantial three bedroom detached bungalow enjoying an elevated plot positioned at the end of an inviting gravelled driveway. Located off the London Road this well presented property benefits from the convenience to the City Centre and also invites further extensions subject to local planning and appropriate building regulations.

The accommodation comprises a spacious entrance porchway opening to the hallway with wonderful and light living space throughout. The kitchen diner/living room is open plan and complemented with the extended glazed pitched roof with double doors opening to the private rear garden and finished with wood effect flooring throughout. The kitchen comprises quality matching wall and base units with a range of integrated appliances.

The main bedroom enjoys a rear aspect outlook and is a generous size room fitted with built in wardrobes and a wonderful fitted en-suite shower room comprising walk in shower cubicle, WC and pedestal wash hand basin. The bathroom comprises panelled bath with mixer tap, low level WC and pedestal wash hand basin. There are two further double bedrooms plus a useful utility/WC to the rear accessed from bedroom three/study.

To the front of the property the gravelled driveway leads to the parking area with extensive lawned area to the side with a selection of mature trees. Gated access leads to the rear that has an initial patio area with steps leading up to the upper level that is laid to lawn with a wooden summerhouse.

The property benefits further from double glazing and gas central heating. EPC: C Council Tax Band C Tenure - Freehold

Entrance Porch

Double glazed door opens to the extensive porch area that has double glazed panels, radiator and ceiling light point. Single glazed door with side panels opens to the hallway.

Hallway

Wood effect flooring, three ceiling spot lights, smoke alarm and radiator,

Kitchen

Open plan and fitted with quality matching wall and base units including deep soft closing drawers, worksurfaces over, built in Electrolux oven and microwave, four ring gas hob, Hoover integrated dishwasher, integrated fridge freezer and breakfast bar. Ceiling spot lights and finished with wood effect flooring. Open to:

Dining Area

Extensive and light dining area the ideal room to entertain with glazed pitch roof and doors opening to the private rear garden. Two radiators, two wall lights and continuation of wood effect flooring. Opening to:

Living Area

Double glazed window to the front aspect, four wall lights, radiator and wood effect flooring.

Bedroom One

Double glazed window to the rear aspect, built in wardrobes, smoke alarm, loft hatch and radiator.

En-Suite Shower Room

Double glazed window to the side, walk in shower cubicle, WC and pedestal wash hand basin, four chrome ceiling light spot lights, fully tiled walls and chrome heated towel rail.

Bedroom Two

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

Bathroom

Obscure double glazed window to the side aspect, panelled bath with mixer tap, low level WC, pedestal wash hand basin, chrome heated towel rail, extractor, fully tiled walls and floor and four ceiling spot lights.





Bedroom Three/Study

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

Utility Room/WC

Obscure double glazed door to the rear garden, space and plumbing for washing machine, wall mounted Worcester combination boiler system, low level WC, radiator, stainless steel sink and drainer, ceiling light point and access to loft space.

Front Of Property

Gravelled driveway leads to the parking area in front of the property with substantial lawned area to the side with mature trees and gated access to the rear.

Rear Of Property

Initial patio area with steps leading to the raised lawned area with wooden summerhouse. Enclosed with brick walling and timber panel fencing. Outside tap with power and lighting.

Tenure Freehold

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

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.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : C

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).

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.

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.

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.

Parking

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

Broadband

We understand currently Superfast Fibre Broadband (also known as Fibre to the cabinet) 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>

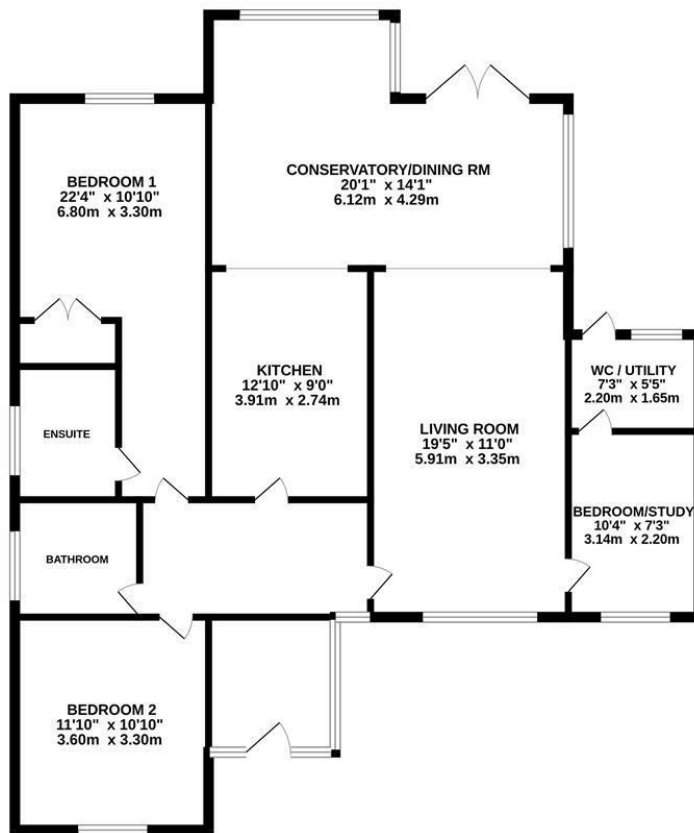
Mobile Coverage

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

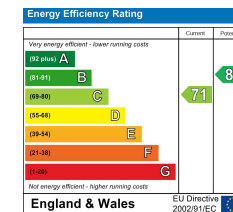
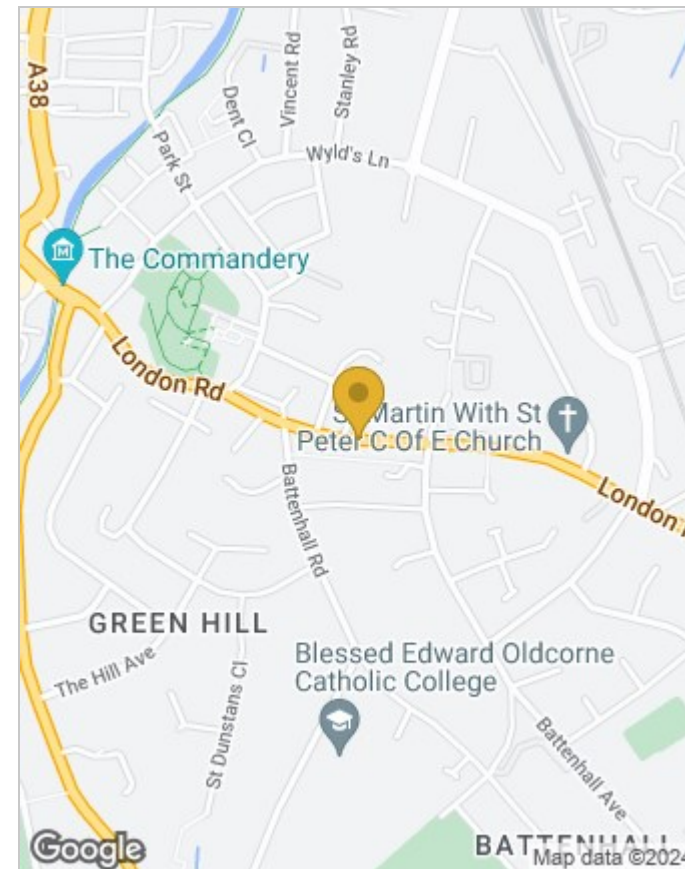
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



GROUND FLOOR



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 firms employment has the authority to make or give any representation or warranty in respect of the property.