



83a Canada Way, Worcester, WR2 4XD  
Guide price £300,000



**\*\* 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 wonderfully presented modern detached bungalow situated in the ever popular area of Lower Wick convenient to all local amenities. The property is offered with no onward chain and benefits from a detached garage and ample off road parking to the front and side of the property.

An internal viewing is highly recommended to appreciate the quality and finish to this property. The accommodation comprises inner hallway, living diner with patio doors opening to the feature conservatory that overlooks the low maintenance rear garden whilst providing access to the garage. The kitchen comprises a range of quality wall and base units with worksurfaces over, space and plumbing for dishwasher, stainless steel sink and drainer, oven and hob and a wall mounted Worcester combination boiler.

There are two bedrooms to the property and a family bathroom comprising 'P' shaped panelled bath, pedestal wash hand basin and low level WC. The detached garage has power lighting and space and plumbing for a washing machine. The property benefits further from double glazing and gas central heating.

EPC: C Council Tax Band C Tenure Freehold

#### **Entrance Hallway**

Composite front door, radiator, storage cupboard, smoke alarm, ceiling light point and loft hatch.

#### **Living Room**

Spacious room with opening to the fitted kitchen and doors opening to a feature conservatory. Two ceiling light points and two radiators.

#### **Kitchen**

Range of quality wall and base units, worksurfaces over, double glazed window to the rear aspect, fitted Hoover oven and Hotpoint hob with chrome hood over. Stainless steel sink and drainer with mixer tap over and a wall mounted Worcester combination boiler.

#### **Conservatory**

Fitted with a solid roof replacement the conservatory enjoys a rear aspect outlook, Velux window, radiator and double doors opening to the garden with access to the detached garage.

#### **Bedroom One**

Double glazed window to the front aspect, built in wardrobes with bi fold doors, radiator, ceiling light point and two additional ceiling spotlights.

#### **Bedroom Two**

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





#### **Bathroom**

Obscure double glazed window to the side aspect, 'P' shaped panelled bath with curved shower screen, radiator, tiled walls, built in laundry cupboard with shelving, pedestal wash hand basin, low level WX, extractor and four ceiling spot lights.

#### **Front Of Property**

Block paved driveway provides ample parking with the remaining area being laid to lawn with raised borders. Quality wooden gates open to the rear of the property.

#### **Rear Of Property**

Continued block paved parking area leads to an extensive patio area. The remaining garden is laid to lawn providing a blank canvass and enclosed by timber panel fencing. The detached garage has an up and over door with a double glazed window to the side. There is power, lighting and space and plumbing for washing machine.

#### **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.

#### **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.

#### **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.

#### **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.

#### **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.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

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.

#### **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

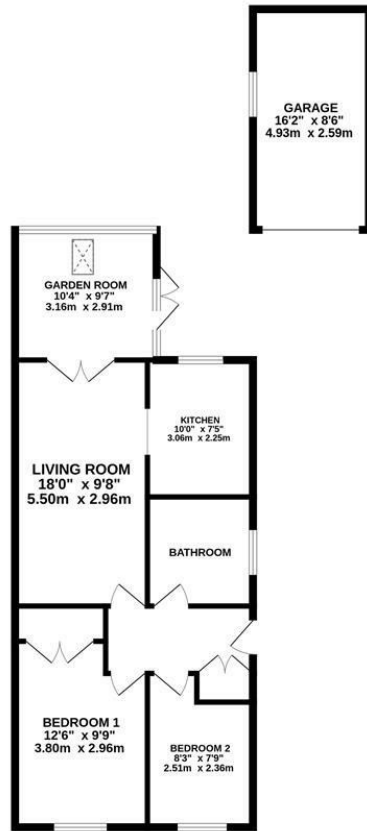
<https://www.openreach.com/fibre-checker>

#### **Mobile Coverage**

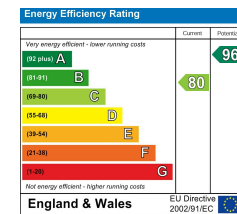
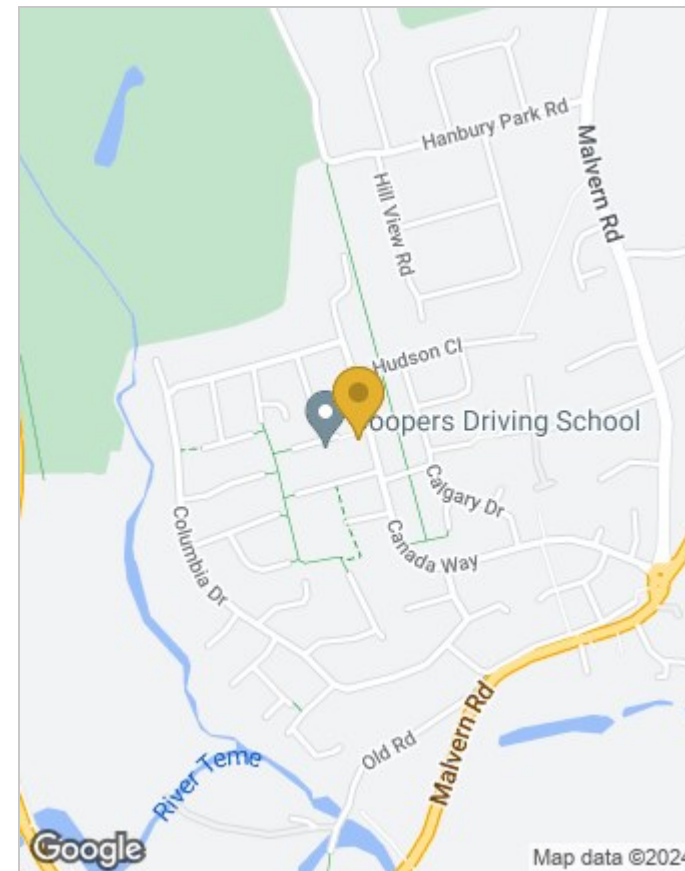
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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





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.