

Philip Laney & Jolly



87 Bath Road, Worcester, WR5 3AE

Guide price £485,000



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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 are delighted to showcase this exceptionally well presented and charming six bedroom Victorian family home enjoying a delightfully elevated position and retaining its character features. The property is strategically situated within close proximity to the City Centre offering easy access to a range of amenities, seamlessly blending modern and central living with the charm of a bygone era.

As you enter, you are greeted by a wonderful entrance hall with feature tiled flooring before heading in to a spacious living room adorned with a cosy log burner, providing a warm and inviting atmosphere. An additional reception room adds versatility to the living spaces, allowing for various configurations to suit your lifestyle. The heart of the home lies in its generous kitchen/diner, where modern convenience meets traditional charm. Ideal for family gatherings and entertaining, this space is thoughtfully designed to cater to the needs of a dynamic household. The property benefits further downstairs from a utility room and WC.

Upstairs, the generously sized bedrooms contribute to the overall grace of the residence. The main bedroom is situated on its own on the second floor and boasts a private En-suite, providing a retreat-like ambience. A further five bedrooms are based on the first floor along with the spacious family bathroom.

Outside are scenic gardens both to the front and rear, creating a private space for outdoor relaxation and enjoyment. With the rear garden benefitting from a shed, greenhouse and gated rear access that leads to Woolhope road and offers on road parking.

Experience the best of Victorian living in this meticulously crafted family home, where every detail reflects the care and expertise of its independent and experienced design.

Front

From the road there are steps leading up to the private front garden with lawned area and planted borders. Further steps lead up to patio and desked seating area and the front entrance door.

Hallway

Obscure window to front with entrance door. Feature tiled floor. Radiator. Ceiling light point. Doors off to:

Living Room

Window to front aspect enjoying elevated views. Feature fireplace with log burner and hearth. Ceiling light point. Radiator.

Sitting / Dining Room

Window to rear aspect. Feature fireplace and hearth. Radiator. Ceiling light point.

Kitchen/Diner

Two windows to side aspect. Contemporary wall and base units with work surface top. Integrated dishwasher. Space for cooker and fridge freezer. Tiled floor. Door to rear garden. Two radiators. Ceiling light point and spot lights. Door to cellar.

Utility Room

Window to rear aspect. Work surface with tall base unit. Space and plumbing for washing machine. Heated towel rail. Ceiling light point.

WC

Obscure window to rear aspect. Wall mounted wash hand basin. Low level WC. Ceiling light point.

Landing

Three ceiling light points. Two Radiators. Doors off to:

Bedroom Two

Window to front aspect. Ceiling light point. Radiator.

Bedroom Three

Window to rear aspect. Feature fireplace. Ceiling light point. Radiator.





Bedroom Four

Window to side aspect. Ceiling light point. Radiator.

Bedroom Five

Window to side aspect. Ceiling light point. Radiator.

Bedroom Six / Study

Window to front aspect. Radiator. Ceiling light point.

Bathroom

Two windows to rear aspect. Contemporary 'four piece' suite comprising of panelled bath, shower cubicle with mains fed shower, wash hand basin atop vanity unit and low level wc. Tiled walls. Tiled floor. Heated towel rail. Ceiling light point.

Second floor landing

Velux window. Ceiling light point.

Bedroom One

Front window to front aspect. Window to rear aspect. Fitted wardrobes. Eaves storage. Ceiling light point. Two Radiators.

En-Suite

Contemporary suite comprising panelled bath with mains fed shower over, pedestal wash hand basin and low level WC. Velux window to front aspect. Heated towel rail. Tiled walls. Ceiling light point.

Rear Garden

Secure with timber panel fencing there is a stoned area and path leading up through the garden. Decked seating area and lawn with pond and planted borders. Shed and greenhouse. Gated access to Woolhope road providing rear access to the property and additional on street parking.

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.

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.

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.

Tenure Freehold

We understand 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.

Parking

Parking for the property is on street parking via nearby roads. Accessed from the rear garden provides pedestrian access to Woolhope Road.

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>

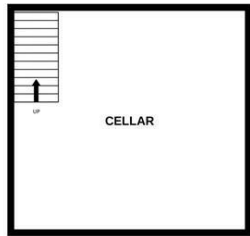
Mobile Coverage

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

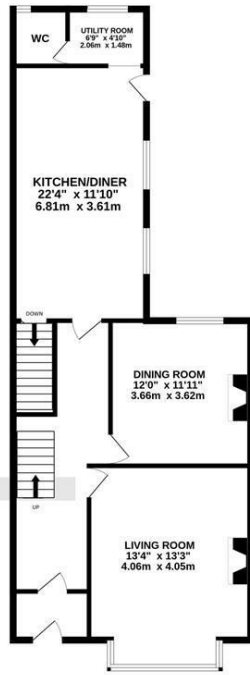
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



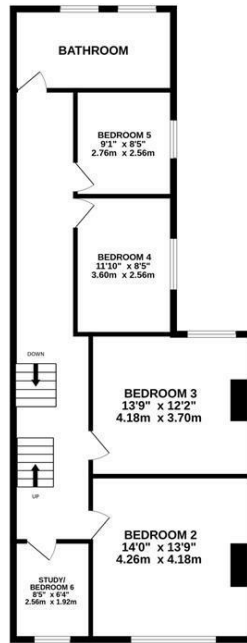
BASEMENT LEVEL



GROUND FLOOR



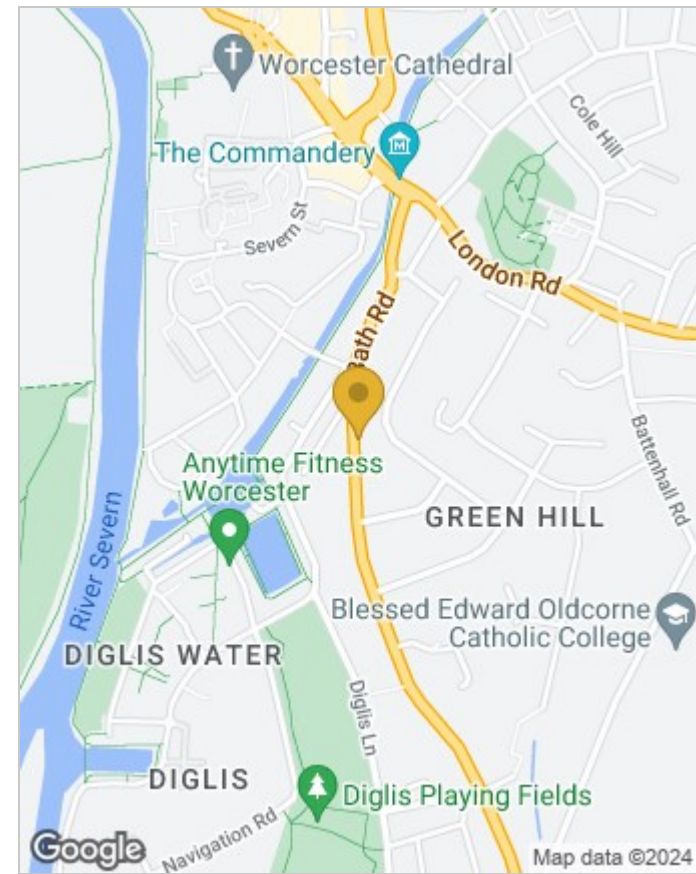
1ST FLOOR



2ND 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)	A		
11-15(B)	B		81
16-20(C)	C		
21-25(D)	D	55	
26-30(E)	E		
31-35(F)	F		
36-40(G)	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.