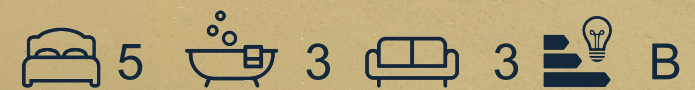




28 Augusta Drive, Worcester, WR5 1TS
Guide price £600,000



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

Philip Laney & Jolly Worcester are proud to introduce to the market a modern five-bedroom detached property situated on a prime corner and private plot, offering an enviable open aspect outlook to the front. This modern home boasts a range of desirable features perfect for contemporary living and is conveniently located with easy access to the hospital and the M5 motorway network, ensuring effortless connectivity to essential amenities and transportation links.

The property benefits from a tastefully converted double garage, now serving as a versatile ground floor study, ideal for remote work or as a hobby room whilst retaining storage area. The expansive living room provides ample space for relaxation and entertainment, while the separate dining room offers an elegant setting for hosting dinner parties or family gatherings enjoying the front aspect outlook. The spacious kitchen diner overlooks the rear garden and is equipped with high-quality integral appliances with the addition of a separate utility room.

To the first floor there are five substantial bedrooms with two en-suite bathrooms one which is a jack and jill, providing added convenience and privacy for residents and guests alike plus an additional bathroom.

This wonderful home enjoys ample off-road parking, while the substantial rear garden offers plenty of space for outdoor activities and leisure.

Don't miss out on the opportunity to call this exquisite property your new home, offering modern comforts, stylish finishes, and a convenient location for an unparalleled lifestyle experience.
Council Tax Band F . Tenure - Freehold. EPC Grade B

Entrance Hallway

Accessed via a composite front door with obscure glazed side panels. Amtico flooring, smoke alarm, radiator, two ceiling light points, stairs rise to the first floor.

Living Room

Double glazed window to the side aspect, patio doors with glazed side panels open to the rear garden. Two ceiling light points and two radiators.

Dining Room

Wide double glazed bay window enjoying the front aspect outlook, radiator and ceiling light point.

WC

Low level WC, wash hand basin, ceiling light point and extractor.

Kitchen Diner

Wonderful spacious area creating the perfect area to entertain with fitted quality wall and base units with Quartz worksurfaces over. Quality integrated appliances include Smeg microwave, grill and oven. Smeg five ring gas hob with chrome extractor over, Indesit dishwasher and Smeg fridge freezer. One and a half sink and drainer, two radiator, five ceiling spot lights. Double glazed window to the rear and patio doors opening to the rear garden.

Utility Room

Double glazed window to the side aspect, Ideal wall mounted combination boiler, worksurfaces over, stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer. Built in storage cupboard, extractor and ceiling light point.

Office

Double glazed door to the side aspect and door to the remaining garage/storage area. Eight ceiling spot lights and a wall mounted electric heater. Security system installed.

Garage/Storage Area

Up and over double width door, power and lighting.

Landing

Access to all five bedrooms, radiator and loft access





Bedroom One

Double glazed window enjoying open aspect outlook, built in wardrobes, two radiator and ceiling light point.

Ensuite

Obscure double glazed window to the side, suite comprising double shower cubicle, WC and basin inset to a quality vanity unit, chrome heated towel rail, three ceiling spot lights, shaver point and extractor.

Bedroom Two

Double glazed window to the front aspect, radiator, ceiling light point and door to the Jack and Jill ensuite.

Jack and Jill Ensuite

Obscure double glazed window to the side aspect, low level WC, shower cubicle, wash hand basin, three ceiling spot lights, extractor and radiator.

Bedroom Three

Double glazed window to the rear aspect, radiator, ceiling light point and door to the Jack and Jill ensuite.

Bedroom Four

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

Bedroom Five

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

Bathroom

Obscure double glazed window to the front aspect, panelled bath, tiled walls, WC and bain inset to contemporary vanity unit, shower cubicle, extractor and two ceiling spot lights.

Front Of Property

Driveway providing off road parking, electric charging point and the remaining area being laid to lawn.

Rear Of Property

Extensive patio area with the remaining garden being laid to lawn and enclosed by timber panel fencing.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : F

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.

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.

Parking

Parking for the property is to the front with private driveway for at least two cars.

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>

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

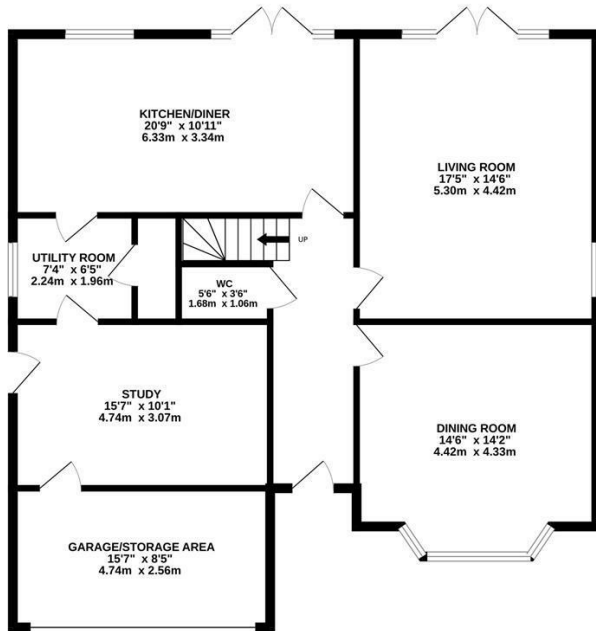
<https://www.openreach.com/fibre-checker>

Agents Note

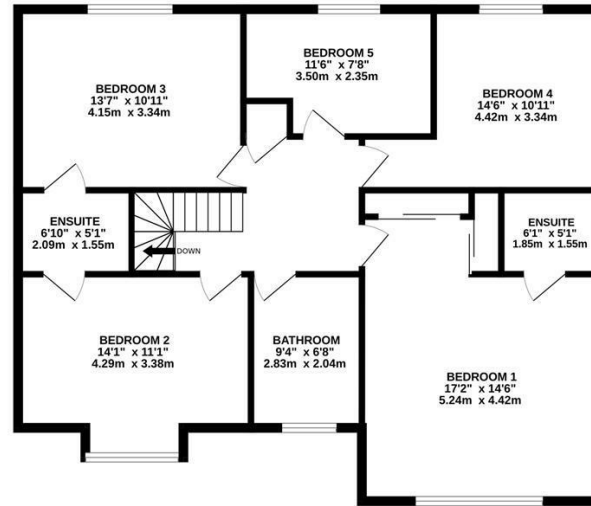
Please note there will be an estate service charge of £343.83 per annum coming into effect in the future.



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
86	93
Very energy efficient - lower running costs A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) 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.