



9 Pinkett Street, Worcester, WR3 7EB
Offers over £310,000



**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL **** Philip Laney & Jolly are delighted to offer this deceptively spacious and immaculately presented three bedroom double fronted Victorian terraced property which has been recently refurbished and lovingly restored by its current owners including the restoration of the original Victorian features - cast iron fireplaces, coving, ceiling radiators and column radiators.

The property is situated in the highly sought after area of Northwick in North Worcester, surrounded by good reputable schooling and is within walking distance to the city centre.

The property offers the best of both worlds with a modern, high standard finish to a traditional property which historically was a general store (with the original shop safe still in the cellar).

The accommodation comprises of an entrance porch opening into a light and spacious living room with a feature fireplace housing the wood burner, dining room and kitchen diner with a range of integrated appliances and French doors leading out to the garden. Additionally downstairs is a very useful utility room and the bathroom with a contemporary suite comprising of panelled bath, wash hand basin and low level wc.

To the first floor are the three bedrooms with bedroom one benefitting further from built in wardrobes whilst bedroom three is currently used as a dressing room with built in wardrobes throughout.

Outside is a wonderful south facing rear garden offering plenty of room for entertaining with a spacious decked seating area, lawn and stoned seating area at the back of the garden ensuring you capture the sun for as long as possible.

This is a truly must see property with it also having been recently featured in YourHome Magazine (February 2024 edition) and the current owners documented their full renovation works which you can see on the instagram account @thedoublefrontedterrace.

Entrance Porch

Front entrance door. Ceiling light point.

Living Room

Double glazed bay window to front aspect. Double glazed window to front aspect. Two ceiling light points. Radiator. Feature fireplace with log burner. Storage cupboard. Seated storage cupboard.

Dining Room

Feature fireplace. Ceiling light point. Radiator. Door down to the cellar. Stairs rising to first floor.

Kitchen/Diner

Double glazed French doors out to the garden. Double glazed windows to rear aspect. Contemporary wall and base units with work surface atop. Integrated fridge freezer, dishwasher, cooker and hob with extractor over. Belfast sink with mixer tap. Wall lights. Two ceiling light points. Radiator.

Utility Room

Wall and base units with work surface atop. Space and plumbing for washing machine and tumble dryer.

Bathroom

Obscure double glazed window to rear aspect. Contemporary suite comprising panelled bath with rainfall shower, wash hand basin and low level WC. Ceiling light point.

Landing

Radiator. Ceiling light point. Doors off to:

Bedroom One

Double glazed window to front aspect. Feature fireplace. Built in wardrobes. Radiator. Ceiling light point.

Bedroom Two

Double Glazed window to the front aspect. Radiator. Ceiling light point. Loft hatch.

Bedroom Three / Dressing Room

Double Glazed window to rear aspect. Radiator. Ceiling Light Point. Built in Wardrobes.





Rear garden

Decked seating area going on to lawned area with path leading up to stoned seating area. Secure with timber panel fencing.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : B

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.

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

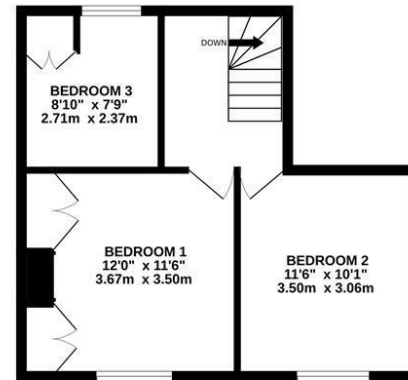
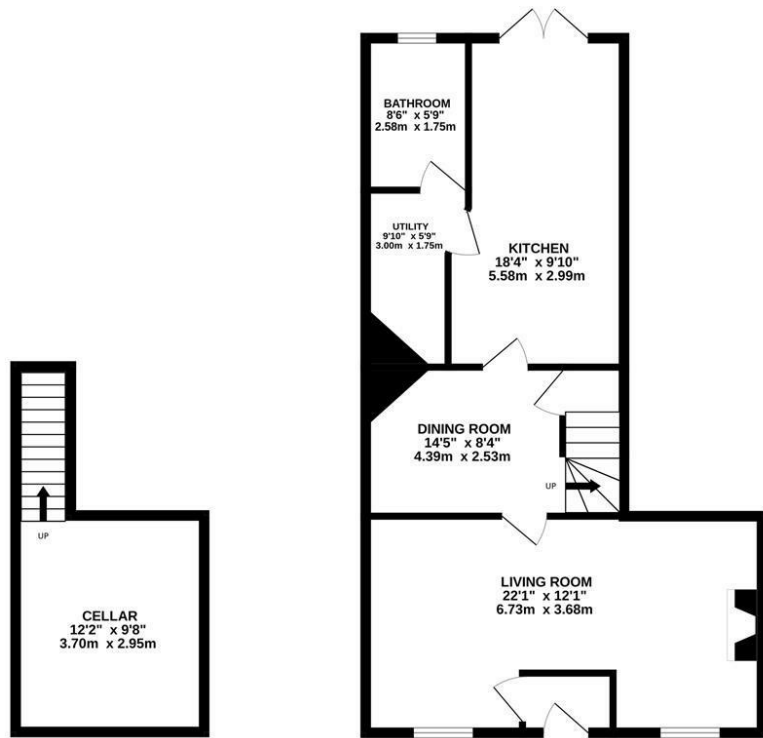
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

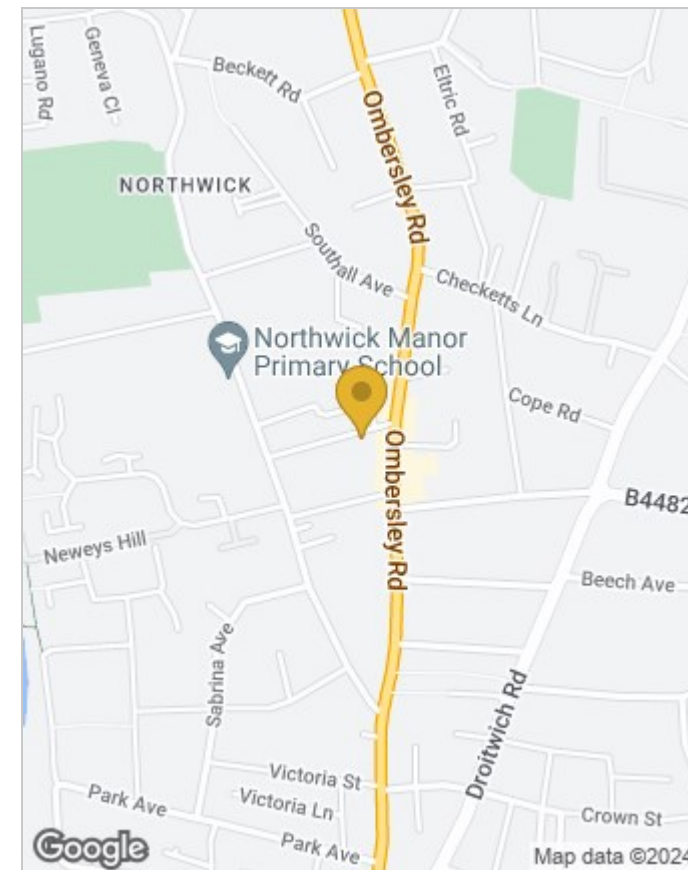
BASEMENT

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			
02-100	A		
11-91	B		79
39-80	C		
52-69	D	61	
69-84	E		
82-98	F		
92-100	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.