



The Coach House Boat Lane, Worcester, WR6 5RS
Guide price £285,000



Philip Laney & Jolly Worcester are delighted to offer this mid terraced property, 'The Coach House' which is a wonderful TWO double bedroom property that was originally part of the 16th Century rectory. The property is one of five converted properties set in a most delightful courtyard setting and retains many character features throughout whilst enjoying a most enviable location situated within the village of Whitbourne.

The coach house is a unique property featuring most impressive oak framed windows to the front aspect allowing the contemporary open plan living space to enjoy natural light. Internally the accommodation has exposed stone walls and flagstone floors to the ground floor with open plan kitchen and living area whilst having useful storage space and feature stone fire place with wood burner. Stairs lead to a galleried landing that serves two double bedrooms and bathroom.

To the rear of the property there is a low maintenance and private paved courtyard area with a glazed pergola and enclosed by brick walling with gated access. The property benefits from allocated parking and is offered with no onward chain.

EPC - F COUNCIL TAX BAND C Tenure - Freehold.

Reception Hall

Open plan living area with flagstone floor, built in cupboard housing hot water system, additional cupboard with space and plumbing for washing machine and useful storage space.

Living/Dining

Continued flagstone flooring, stairs to first floor, oak framed window from floor to roof, feature stone fire place with wood burner inset, French doors opening to the rear courtyard garden an electric radiator.

Kitchen

Matching wooden base units with integrated dishwasher and dishwasher, built in electric oven and hob. Tiled flooring and work surfaces and spot lights.

Landing

Galleried landing with large picture window, exposed timbers, wooden flooring and electric heater. Doors to all first floor rooms.

Bedroom One

Exposed timbers and brickwork, fitted wardrobe, skylight, radiator and ceiling light point.





Bedroom Two

Exposed timbers and brickwork, fitted wardrobe, skylight, radiator and ceiling light point.

Bathroom

Exposed timbers with a white suite comprising panelled bath with shower over, WC and wash hand basin. Window to the front aspect and access to loft storage.

Rear Of Property

Glazed pergola serves part of the courtyard garden with the remaining area providing a wonderful private seating area. Enclosed by brick walling and gated access to the rear.

Tenure Freehold

We understand subject to legal verification that the property is offered for sale Freehold. There is a management fee managed by Boat lane management company Ltd to cover the maintenance of the common areas.

Services

Mains electricity and water 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.

Agents Note

Please note this property is listed within the curtilage of the main listed building.

COUNCIL TAX HEREFORD

We understand the council tax band presently to be : C

Council Tax Band : Hereford

<https://www.gov.uk/council-tax-bands>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

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.

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>

Parking

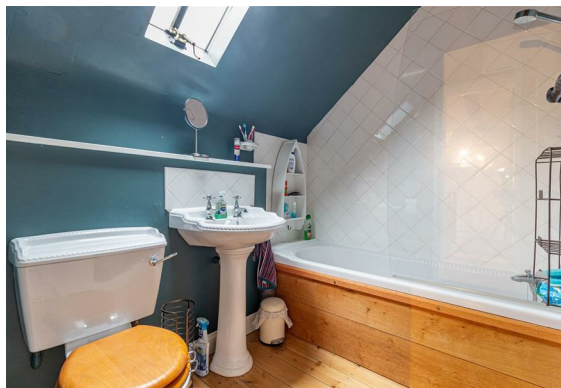
Parking for the property is an allocated space within a gravelled communal parking area.

Broadband

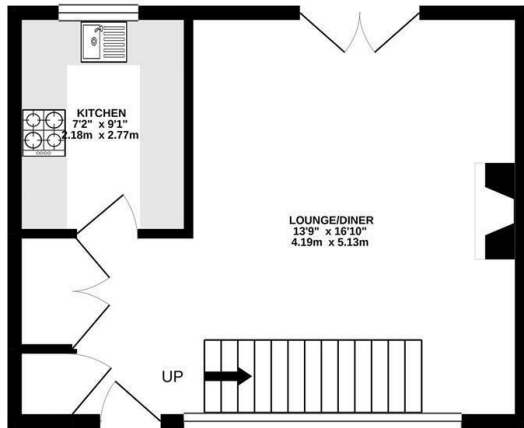
We understand currently Superfast Fibre Broadband (also known as fibre to the cabinet) is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker

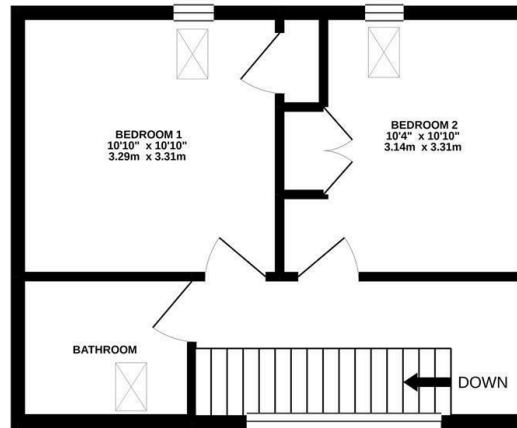
<https://www.openreach.com/fibre-checker>



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			
02-100kWh A			83
011-011 kWh B			
009-001 kWh C			
005-001 kWh D			
003-001 kWh E		35	
001-001 kWh F			
001-001 kWh 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.