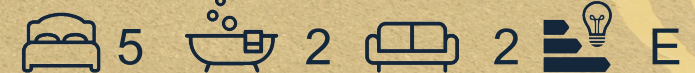




214 London Road, Worcester, WR5 2JT
Offers in the region of £450,000



Philip Laney & Jolly Worcester present to the market a wonderful period property that has been much improved by the current owner. Located South of the City centre, convenient to local amenities and within catchment to local reputable schools this property is an ideal family home. The spacious accommodation is presented over four floors and provides most spacious living space throughout. The ground floor offers entrance hall with under stairs storage and access to the cellar, living room with a bay window to the front aspect with window seat and feature wood burner stove, dining room enjoying a rear aspect outlook, kitchen with a range of wall and base units and space for appliances and a downstairs shower room comprising a contemporary suite including low level WC, shower cubicle and basin inset to a vanity unit.

The first floor provides three double bedrooms plus a useful study/store room and an additional bathroom room that is fitted with bath, separate shower cubicle low level WC and basin. Stairs rise from the spacious landing to the second floor that provides two further double bedrooms both having walk in dormer windows and the rear bedroom enjoying far reaching views.

The property benefits from a low maintenance and private walled rear garden that has a purpose built workshop/shed and access to a gravelled driveway for up to three cars. An internal viewing is essential to appreciate the accommodation that this property provides. EPC Grade E Council Tax Band C Freehold

Outside Front

Path leads to the wooden entrance door with a small fore garden.

Entrance Hall

Solid wooden door opens to the inner porch with a further door that has stain glass panels and opens to the main hallway with stairs rising to the first floor and doors to the living room, dining room, cellar and kitchen.

Living Room

14'1" max x 13'5" max (4.29m max x 4.09m max)

Double glazed bay window to the front aspect with window seat, exposed wooden floor, feature wood burner inset to brick fireplace and tiled hearth, ceiling light point with feature rose, picture rails and radiator.

Dining Room

14'6" x 13'3" (4.42m x 4.04m)

Double glazed window to the rear, fireplace surround with electric fire inset, ceiling light point, picture rail, laid to carpet and radiator.

Cellar

26 max x 13'5" (7.92m max x 4.09m)

Steps from entrance hall lead down to a spacious cellar providing useful storage space with power and lighting.

Kitchen

16'4" max x 8'5" (5.00m max x 2.57m)

Two double glazed windows to the side aspect, door opening to the garden, range of wall and base units, four ring gas hob with built in oven, chrome extractor over, space and plumbing for washing machine, dishwasher and tumble dryer, wall mounted Worcester boiler, space for fridge freezer, tiled floor and two strip lights.

Shower Room

Obscure double glazed window to the rear aspect, shower cubicle, low level WC, contemporary basin inset to vanity unit, chrome heated towel rail, extractor, ceiling light point and fully tiled walls and floor.

First Floor

Landing area with door to the bathroom, three bedrooms and study. Stairs rise to the second floor with under stairs storage cupboard. Laid to Karndean flooring, ceiling light point and radiator

Bedroom One

14'8" max x 13'3" (4.47m max x 4.04m)

Double glazed window to the rear, laminate flooring, feature fireplace, radiator, picture rail and ceiling light point.





Bedroom Two

13'5" x 13'5" max (4.09m x 4.09m max)
Double glazed window to the front, feature fire place, laminate flooring, radiator and ceiling light point.

Bedroom Five

8'5" x 8'3" (2.57m x 2.51m)
Double glazed window to the side, laminate flooring, radiator and ceiling light point.

Bathroom

Obscure double glazed window to the side aspect, bath, shower cubicle, round modern basin inset to vanity unit, white heated towel rail, tiled floor, ceiling light point and extractor

Office Room/ Study

8'9" x 5'8" (2.67m x 1.73m)
Double glazed window to the front aspect and ceiling light point.

Second Floor landing

landing area with doors to two further bedrooms, Karndean flooring, storage access and ceiling light point.

Bedroom Three

13'8" x 13'4" max (4.17m x 4.06m max)
Double glazed window to the rear aspect with far reaching views of the City and the Malvern Hills. Built in storage cupboard, built in open plan wardrobe with additional eaves storage, laminate flooring, radiator and ceiling light point.

Bedroom Four

15'4" max x 14'0" (4.67m max x 4.27m)
Double glazed window to the front, laminate flooring, ceiling light point and radiator.

Rear Garden

Walled low maintenance garden provides a private courtyard area with paved patio area with a purpose built shed/work shop that benefits from power and lighting and outside tap. Wrought iron gate opens to a gravelled driveway that provides parking for up to three cars.

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.

Tenure Freehold

We understand subject to legal verification that the property is offered for sale Freehold.

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.

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.

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).

Parking

Parking for the property is via the driveway to the rear of the property.

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

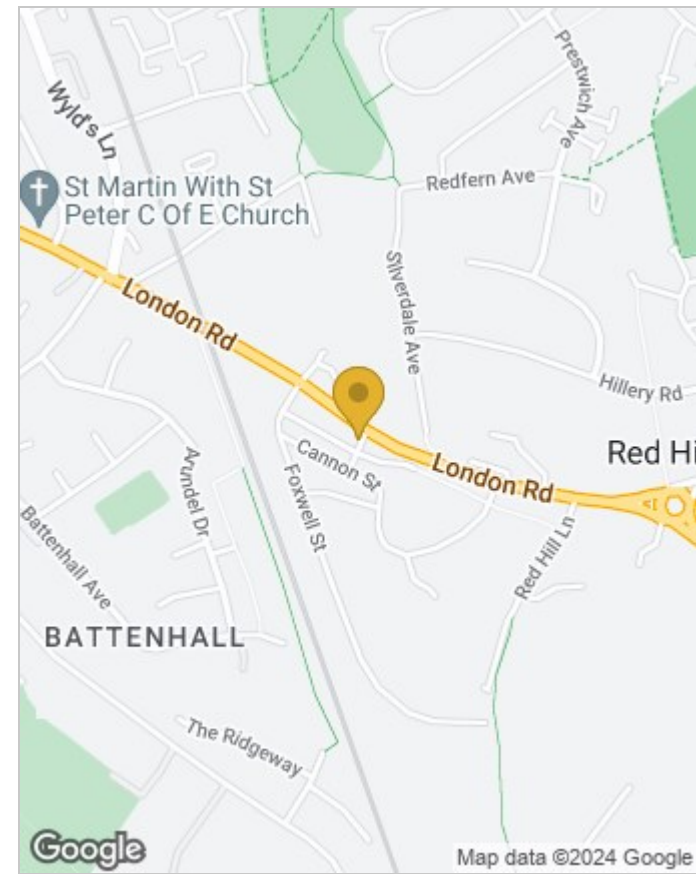
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.gov.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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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) 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 firms employment has the authority to make or give any representation or warranty in respect of the property.