



6 Peninsula Road, Worcester, WR5 2SE
Guide price £380,000

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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 Worcester are delighted to offer an exceptionally well presented family home that has been reconfigured by converting the original garage that now provides an additional double bedroom and adding a garage to the side of this larger than average plot. The property is located in a most favourable cul de sac location conveniently located within close proximity to the Worcester Parkway Station which provides a direct link to London and Birmingham whilst also giving easy access to the Motorway network (Junction 7 -M5).

The property has been recently updated throughout adding a modern flair to the home. The kitchen is complemented with contemporary floor and wall tiles while the living room provides a cosy retreat. A dining room and WC on the ground floor enhance practicality plus a fabulous conservatory that overlooks the landscaped rear garden, perfect for relaxation and entertaining.

To the first floor there are three additional double bedrooms with the main bedroom having an ensuite, offering convenience and privacy. The updated bathroom comprises panelled bath with shower over, basin inset to a contemporary vanity unit and low level WC.

To the front of the property there is a block paved driveway providing off-road parking to the front, with access to the added garage which has a remote up and over door. The rear garden that is enclosed by timber panel fencing is laid to lawn with a gravelled seating area plus a raised decked area.

The property benefits further from double glazing and a recently installed Worcester Bosch boiler. An internal viewing is highly recommended to appreciate the finish of this stunning home.

Entrance

Upvc obscure glazed door to:

Hall

Having laminate flooring, radiator, two ceiling light points, door off to:

Cloakroom

Obscure double glazed window to side aspect, radiator. W.C., pedestal wash basin, tiled floor and ceiling light point.

Kitchen

Double glazed to the front aspect Range of wall and base units, space for fridge/freezer, space for cooker, modern tiled splash backs, and tiled floor. Ceiling spot lights.

Understairs Utility Cupboard

Having plumbing and space for fridge freezer washing machine, shelving, extractor and ceiling light point.

Bedroom 4 / Study

Double glazed window to the front, laminate flooring, radiator and ceiling light point.

Living Room

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

Dining Area

Open plan with stairs to the first floor. Laminate flooring, radiator and ceiling light point.

Doors open to:

Conservatory

With outlook to the garden the conservatory has a tiled floor, radiator and ceiling light point.

Landing

Arched window to the side, loft access that is boarded with a light and door from the landing to the Airing Cupboard.

Bedroom One

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

Ensuite Shower

Obscured double glazed window to the side, laminate floor, W.C., wash hand basin and shower cubicle with tiled walls.





Bedroom Two

Double glazed window to the front, built in wardrobes, radiator and ceiling light point.

Bedroom Three

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

Bathroom

Obscure double glazed window to the front, panelled bath, wash basin inset to modern vanity unit, W.C. tiled walls, heated towel rail and low level WC.

Garage

Electric up and over door, single glazed window and door to the rear garden, power, lighting and useful roof storage. Newly fitted wall mounted Worcester Bosch heating system.

Gardens

The rear garden is designed for ease of maintenance, offers lawn and decked area with further lawn to the side with garden an additional gravelled area. Enclosed by timber panel fencing,

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.

Parking

Parking for the property is to the front of the property with block paved driveway and garage.

Agents Note

Alterations took place in 2000 by previous owners which saw the the original garage converted into a study/utility area and added a replacement garage. The current owner now use the study as a fourth bedroom. Local searches identify that building regulations were approved but a completion certificate was not obtained at the time. Interested parties should be aware of this and review before taking any transactional decision

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.

COUNCIL TAX WYCHAVON

We understand the council tax band presently to be : D

Council Tax Band :

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

Wychavon District Council

<https://www.wychavon.gov.uk/benefits-and-council-tax/council-tax>

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

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>

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.

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.

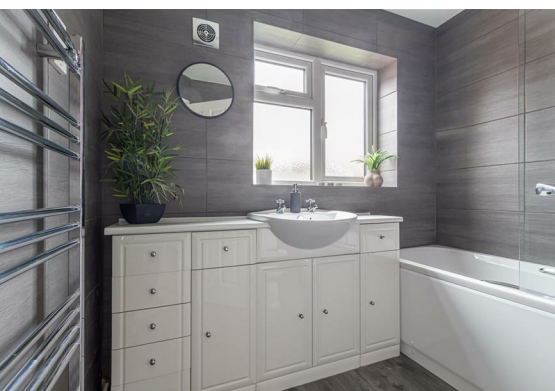
verifying ID

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.

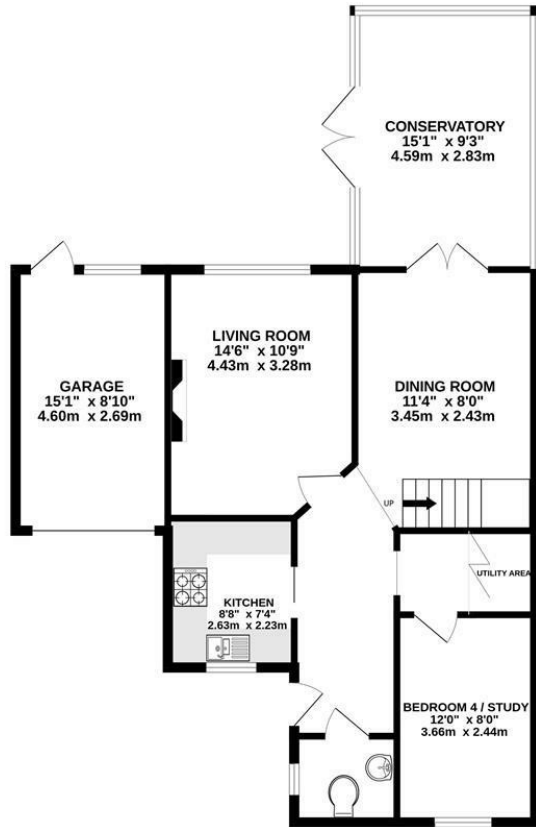
Mobile Coverage

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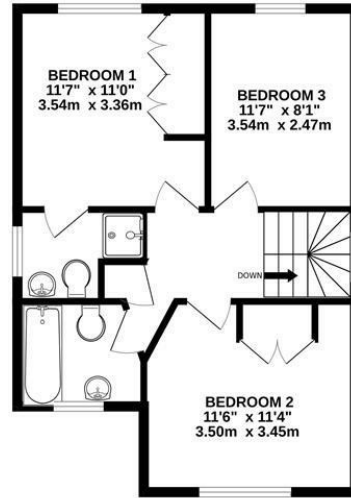
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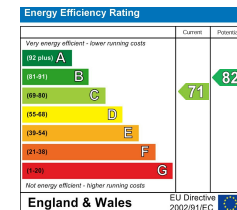
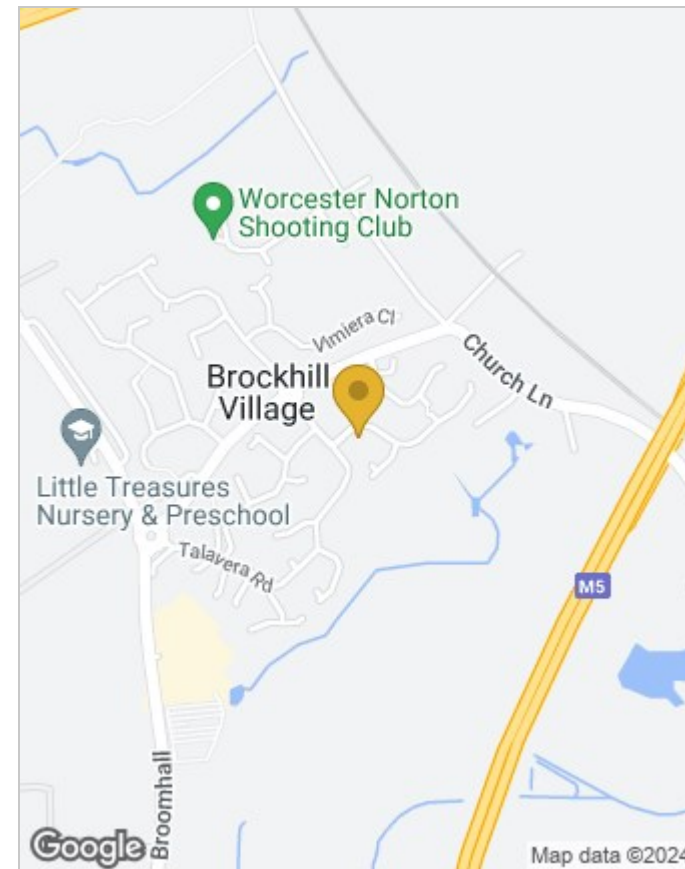
GROUND FLOOR



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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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.