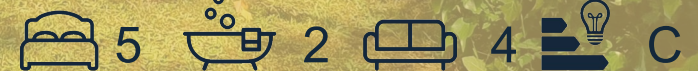


Philip Laney & Jolly



19 Station Road, Worcester, WR3 7UD
Guide price £630,000



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

Philip Laney & Jolly are delighted to present this enchanting five-six bedroom detached period home nestled in the heart of Fernhill Heath that offers a perfect blend of charm and versatility, ideal for homeowners seeking a comfortable and inviting living space, in addition to having land which might have significant development potential subject to planning permission.

As you enter this wonderful home you are greeted with a most welcoming hallway that divides two tastefully appointed reception rooms to the front of the house, providing space for both formal entertaining and relaxed family gatherings. The period features add to the home's character, creating an inviting atmosphere for residents and guests alike.

The heart of the home lies in its extended fabulous open plan kitchen and dining area, where natural light floods in through large windows, illuminating the space and creating a welcoming ambiance. With ample counter space, this area is perfect for culinary enthusiasts and those who love to entertain.

In addition to the main living areas, the ground floor also features a convenient study/bedroom six with an additional shower room and utility room, offering flexibility and functionality for modern lifestyles. Whether you need a quiet space to work from home, annexe area, or a dedicated area for laundry and storage, these rooms can be adapted to suit your needs.

Ascending the stairs, you'll find five well-proportioned bedrooms, each boasting its own unique charm and character. From through landing storage areas, there's a room to suit every member of the family or accommodate visiting guests in comfort. A centrally located bathroom serves the bedrooms, featuring panelled bath and separate shower cubicle for convenience and comfort.

Outside, the property is surrounded by substantial, largely private gardens, providing a peaceful sanctuary for outdoor relaxation and enjoyment. With the potential for an outbuilding conversion, house extension or even an additional house build (subject to relevant planning permission), there's ample opportunity to further enhance and customize this already exceptional property to suit your individual needs and preference.

Outside, the property is surrounded by substantial, largely private gardens, providing a peaceful sanctuary for outdoor relaxation and enjoyment. With the potential for an outbuilding conversion, house extension or even an additional house build (subject to relevant planning permission), there's ample opportunity to further enhance and customize this already exceptional property to suit your individual needs and preference.

Hallway

Accessed via wooden door with transom feature window, original period floor, built in understairs cupboard, vertical radiator and stairs rise to the first floor. Through hall caters for a most useful book case with tiled floor and ceiling light point.

Front Sitting Room

Sash bay window to the front aspect, wooden flooring, picture rail, working fireplace with slate hearth and wooden surround, built in book shelves, vertical radiator and ceiling light point.

Front Living Room

Sash bay window to the front aspect, built in cupboard with shelving, working fireplace with slate surround and hearth, vertical radiator, cork flooring and picture rail.





Kitchen Area Plus Dining/Family Room

Kitchen Area -High vaulted ceilings, two double glazed windows to the side aspect, double glazed window to the rear aspect. Comprising matching base units with breakfast bar, vertical radiator, space and plumbing for dishwasher, space for fridge freezer, space for additional fridge, space for six burner range cooker with stainless steel hood over, wooden worksurfaces, sink and drainer plus an additional round sink. two hanging lights, four ceiling light points and central light.

Dining/Family Room - Double glazed patio door and double glazed single door opening to the rear garden, door to the hallway, tiled floor and six ceiling spot lights.

Study/Bedroom Six

Most versatile room with multiple uses and enjoying a rear aspect outlook over the garden with double glazed window and a double glazed door opening to the rear. Tiled floor and vertical radiator.

Shower Room

Obscure double glazed window to the side aspect, corner shower cubicle, low level WC, period basin with space for vanity unit under, ceiling light point, chrome electric heated towel rail and extractor.

Utility/Boot Room

Double glazed slit window to the front aspect and double glazed door currently used as the main door by the current owners with front access, tiled floor, Belfast sink, Alpha Intec2 system boiler with Heatrae Sadia Megafluo unvented hot water tank, space and plumbing for washing machine and two ceiling light points. Extractor fan.

Landing

Sash window to the front aspect, vertical radiator, two ceiling light points, doors to all first floor bedrooms with an additional through landing offering useful storage.

Bedroom One

Sash window to the front aspect, radiator, feature fireplace (currently blocked) and ceiling light point.

Bedroom Two

Single glazed sash window to the front aspect, vertical radiator, feature fireplace, and ceiling light point.

Bedroom Three

Two double glazed Velux radiant windows, double glazed slit window to the front aspect, door to the dressing area/storage, two ceiling light points, ash engineered flooring. (Restricted head room height with pitched roof)

Bedroom Four

Single glazed window to the side aspect, radiator and ceiling light point.

Bedroom Five

Velux window to the rear aspect, built in storage space, ceiling light point and ash engineered flooring. (Restricted head room height with pitched roof)

Bathroom

Two double glazed Velux windows, fitted with panelled bath, corner shower cubicle, low level WC, pedestal wash hand basin, two ceiling light points, built in storage cupboard with heated rail and extractor. (Restricted head room height with pitched roof)

Outside Of The Property

A most deceptive and private garden over 20m wide by around 40m deep offering further potential for development/extension to the side with nine metres of space subject to local planning and building approval. There is a brick built outbuilding over 14m2 internally inviting renovations with mezzanine flooring, greenhouse, vegetable patch, and enclosed by conifer hedging to the rear with additional garden beyond. The majority of the garden is laid to lawn with a selection of mature trees and shrubs.

Gravel and brick area to the front provides off road parking.

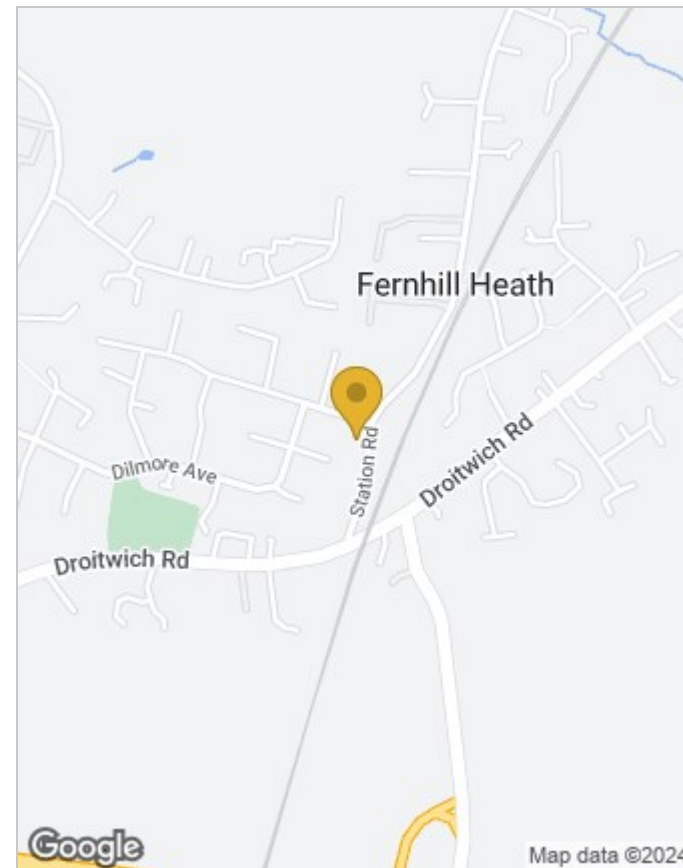
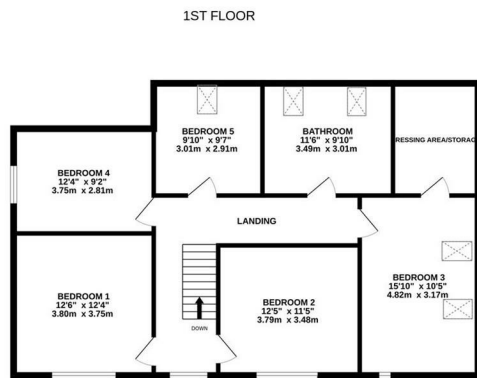
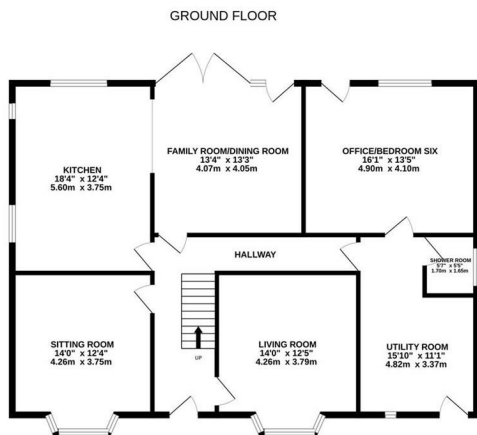
Tenure Freehold

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
02 plus A			
03-04 B			
05-08 C		71	81
09-10 D			
11-13 E			
14-17 F			
18-20 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.