



36 Northwick Close, Worcester, WR3 7EF  
Guide price £550,000





**\*\* 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 to the market a most wonderful detached home situated in the highly sought after area of Northwick Close in Worcester. This three bedroom detached family home offers a perfect blend of comfort and functionality. The side door opens to the entrance hallway that leads to the living dining room providing a welcoming space overlooking the private rear garden that seamlessly transitions to a dining room and study. A well-appointed fitted kitchen/breakfast room enjoys a front aspect outlook and is a perfect area for less formal gatherings with a breakfast bar plus the utility room, and downstairs WC cater to daily needs.

Stairs rise to the first floor that divides three generous double bedrooms plus a recently fitted bathroom/shower room offering ample accommodation, with stairs leading from the landing to two further converted loft rooms. Outside, a gravelled driveway and lawned area complement the front whilst providing ample parking, while the private rear garden has a gravelled patio area with the remaining area being laid to lawn with sheds and enclosed by timber panel fencing. With double glazing, gas central heating, and no onward chain, this property offers a perfect family retreat in a most desirable location and an early internal viewing is highly recommended.

#### **Entrance Hallway**

Double glazed door with obscure glazed panels, wood effect flooring, radiator and stairs rise to the first floor.

#### **Kitchen/Breakfast Room**

Double glazed window to the front aspect, range of wall and base units with worksurfaces over and breakfast bar. Hotpoint oven, four ring Zanussi gas hob, space and plumbing for dishwasher and an integrated Phillips fridge. Space for fridge freezer, stainless steel sink and drainer, radiator and ceiling light point.

#### **Utility Room**

Double glazed window to the rear and side aspect, wall mounted Worcester combination boiler, worksurfaces over, space and plumbing for washing machine, space for fridge, ceiling light point and radiator.

#### **WC**

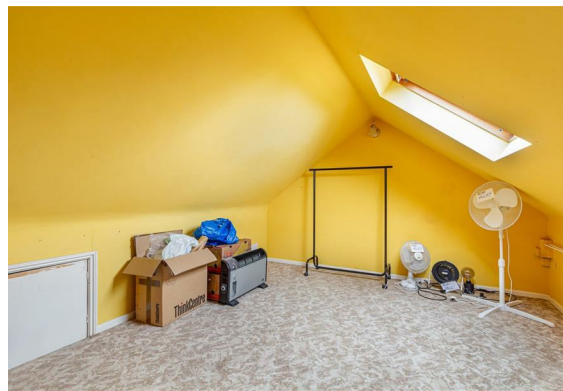
Obscure double glazed window to the rear aspect, low level WC, wash hand basin, radiator and ceiling light point.

#### **Living/Dining Room**

A most inviting light and airy room with double glazed sliding patio doors to the rear aspect overlooking the private garden, Double glazed Bay window to the front aspect, radiator, wooden mantle with coal effect gas fire with hearth.







#### Dining Room/Reception Room

Double glazed window to the front aspect, radiator, ceiling light point and glazed door to the office/study.

#### Office/study

Double glazed window to the rear aspect, access to the roof space and ceiling light point.

#### Landing

Double glazed window to the rear aspect, stairs to the second floor and radiator.

#### Bedroom One

Double glazed bay window to the front aspect, ceiling light point and radiator.

#### Bedroom Two

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

#### Bedroom Three

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

#### Bathroom

Recently fitted suite comprising bath with mixer tap and shower attachment, double width walk in shower, basin inset to modern vanity unit, low level WC, grey vertical heated towel rail, shaver point and two double glazed window to the side aspect. Finished with contemporary tiling and four ceiling spot lights.

#### Loft Room One

Velux window to the rear aspect and radiator.

#### Loft Room Two

Velux window to the rear aspect, radiator, built in eaves storage and wall light.

#### Rear Garden

Initial gravelled area with additional patio area. The remaining garden provides a blank canvass being laid to lawn with three wooden sheds and enclosed by timber panel fencing. Side access to the front. Outside tap

#### Front Garden

Gravelled driveway provides ample parking with an additional area to the side that is laid to lawn with hedging borders.

#### COUNCIL TAX WORCESTER

We understand the council tax band presently to be : E

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).

#### 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.

#### Parking

Parking for the property is to the front with gravelled driveway.

#### 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.

#### 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.

#### Broadband

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

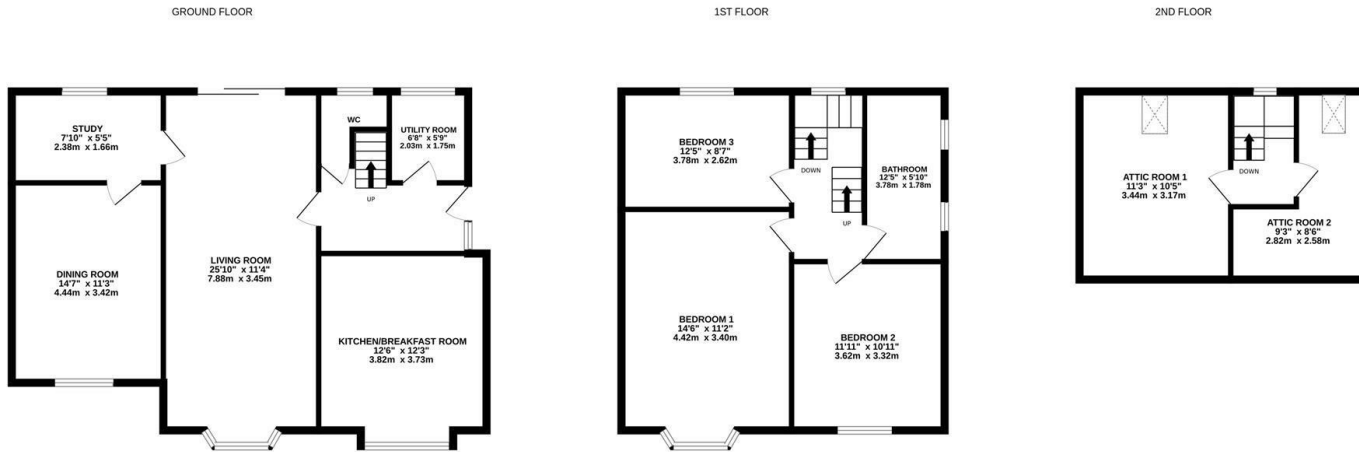
You can check and confirm the type of Broadband availability using the Openreach fibre checker

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

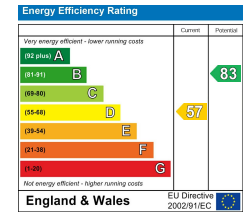
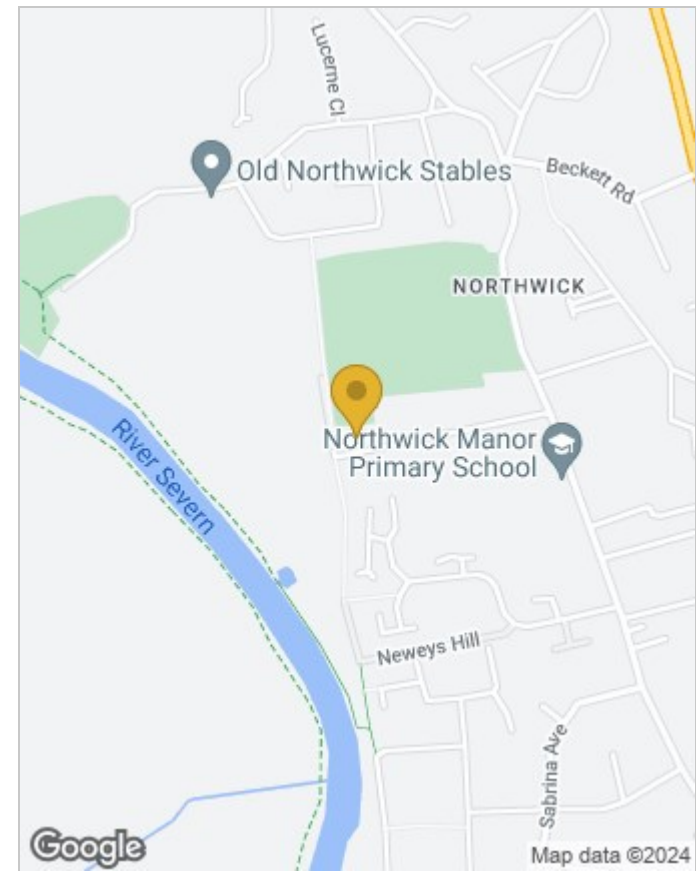
#### Mobile Coverage

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

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



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.