

Philip Laney & Jolly



42 Merrimans Hill Road, Worcester, WR3 8LE
Guide price £270,000



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

Philip Laney & Jolly Worcester offer to the market a three bedroom detached family home conveniently positioned close to the City centre. This family home offers easy access to the City with canal walks and falls within catchment area of local schooling.

Upon entry, you are greeted by a spacious hallway that provides access to the feature garden and the light and airy living dining room, which enjoys a rear aspect opening to the conservatory. From here, you can admire the much loved and well maintained rear garden, filled with a diverse selection of quality plants, shrubs, and grapevines, perfect for the wine making enthusiast.

The well-equipped kitchen provides ample space and is designed to accommodate the needs of a busy family lifestyle.

Upstairs, the property comprises three comfortable bedrooms, offering versatile accommodation. A well-appointed family bathroom completes the upper level, providing convenience and functionality.

Additional features include a garage for secure parking or storage purposes and off-road parking facilities for two vehicles, ensuring practicality and ease of access. Further benefits include gas central heating and double glazing.

Entrance Hall

UPVC double glazed door opens to entrance hall with double glazed window to the side aspect, obscure double glazed door to the rear, radiator, stairs rise to the first floor. Understairs storage cupboard.

Kitchen

Double glazed window to the front aspect, fitted with wooden wall and base units, one and a half sink and drainer, space and plumbing for washing machine, wall mounted Glow Worm heating system, built in Hotpoint oven and hood, Samsung four ring hob. Worksurfaces over, space for fridge freezer, vinyl flooring and ceiling strip light.

Living / Dining Room

Obscure double glazed door to the rear garden, double glazed sliding doors open to the conservatory, gas fire inset to wooden surround with tiled hearth. Ceiling light light point and radiator.

Conservatory

Tiled floor, power points and patio door opening to the feature rear garden.

Landing

Radiator, ceiling light point and doors to all first floor rooms.





Bedroom One

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

Bedroom Two

Double glazed window to the front aspect, radiator, ceiling light point, built in cupboard and shelving.

Bedroom Three

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

Bathroom

Obscure double glazed window to the front aspect, panelled bath, low level WC, pedestal wash hand basin, part tiled walls, radiator and ceiling light point.

Front Of Property

Driveway providing off road parking for two vehicles and access to the garage.

Garage

Up and over door

Rear Of Property

Well maintained with patio area and steps leading to the lawned area. Enclosed by timber panel fencing with mature grapevines and well stocked borders. Greenhouse and wooden shed.

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).

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 driveway and garage.

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.

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.

Tenure Freehold

We understand that the property is offered for sale Freehold.

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.

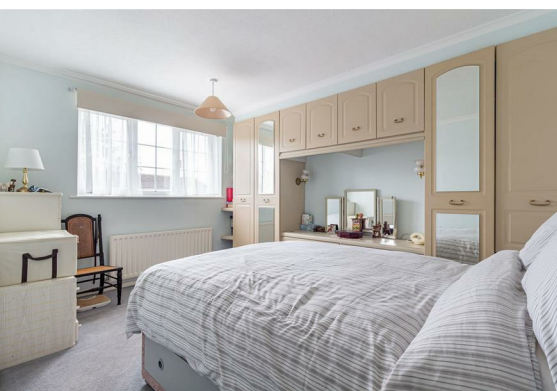
You can check and confirm the type of Broadband availability using the Openreach fibre checker

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

Mobile Coverage

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

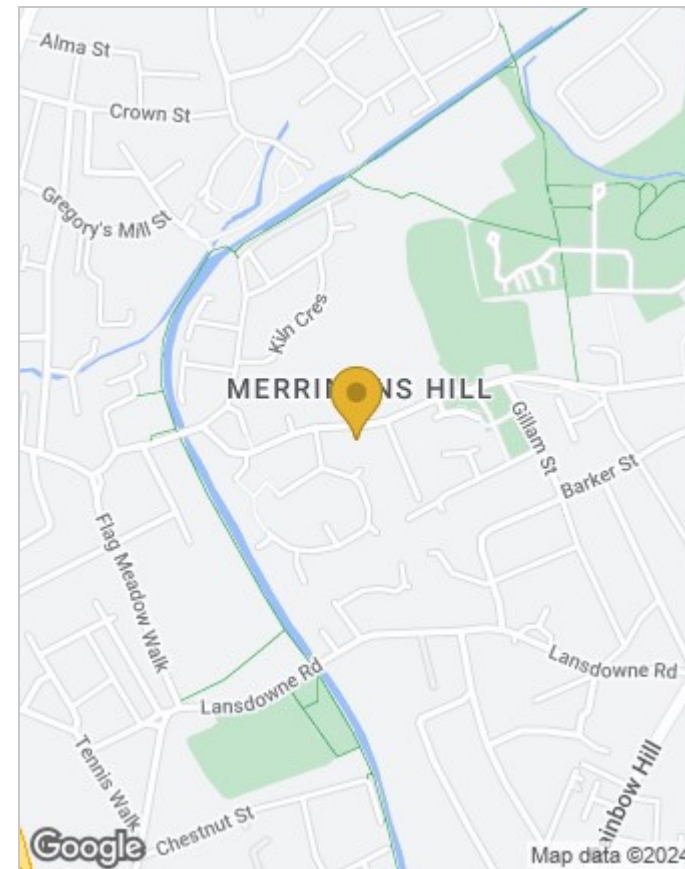
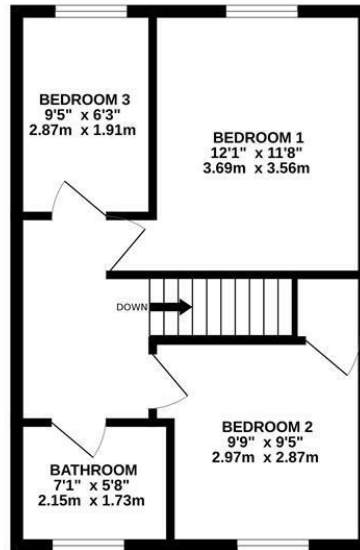
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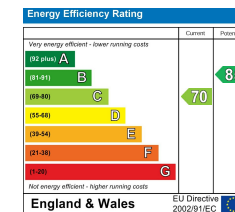
GROUND FLOOR



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.