



Sundown 5 Sherwood Lane, Worcester, WR2 4NU
Guide price £360,000



**** 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 for sale this charming detached bungalow nestled in a most desirable location to the West of Worcester. This property offers great potential for modernisation and updating, making it an exciting prospect for those with a vision for transformation.

Upon entering, you are greeted by an inviting entrance hall that sets the tone for the rest of the home. The spacious and light living/dining room provides a versatile space for entertaining, while the adjoining kitchen awaits renewal and updating to suit individual tastes.

Accommodation within the bungalow comprises two well-proportioned bedrooms, along with a versatile dining room that can also serve as a third bedroom, depending on your needs. A bathroom completes the internal layout, offering further scope for enhancement and updating.

Externally, the property offers ample off-road parking facilities, ensuring convenience for residents and visitors alike. The front garden adds to the property's curb appeal with access to the garage, while the expansive and private rear garden presents endless possibilities for outdoor living and enjoyment.

This property truly deserves an early inspection to fully appreciate its position and potential.

Porch

Double glazed door with side panel, tiled floor and ceiling light point. Single glazed wooden door with obscure panel opens to:

Hall

Provides access to all rooms, ceiling light point and radiator.

Living Room

Large UPVC double glazed window to the front aspect, radiator, ceiling light point and gas fire inset with brick surround.

Kitchen

Range of wall and base units, double glazed window to the rear enjoying views of the garden, door opening to the rear aspect, Hotpoint washing machine included, free standing cooker included, breakfast bar with work surface's over, two built in cupboards plus additional space housing Worcester Bosch gas boiler. Under counter fridge and ceiling strip light.

Bedroom One

UPVC double glazed window to the front aspect, ceiling light point, radiator and built in wardrobes with mirrored doors.





Bedroom Two

Double glazed window to the rear aspect, radiator, ceiling light point and wardrobes with sliding mirrored doors.

Dining Room/Bedroom Three

Double glazed patio doors open to the rear garden making this a most versatile room. Radiator and ceiling light point.

Bathroom

Obscure double glazed window to the rear aspect, bath with electric shower over, fully tiled walls, pedestal wash hand basin, low level WC, wall mounted electric heater, heated towel rail and ceiling light point. Airing cupboard housing water tan and shelving.

Garage

Up and over door with power and lighting. Please note there is roof damage to the end of the garage.

Front Of Property

Tarmac drive provides ample parking with turning area with access to the garage. The remaining area is laid to lawn with mature borders.

Rear Of Property

Most pleasant area that has been much loved being laid to lawn with a variety of mature borders with shrubs, a variety of useful outbuildings and summer house and enclosed by hedging, timber panel fencing and brick walling. There is an outside tap and light.

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 tarmac driveway and garage.

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.

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.

Broadband

We understand currently Ultrafast Full Fibre Broadband (also known as fibre to the premises) is available at this property.

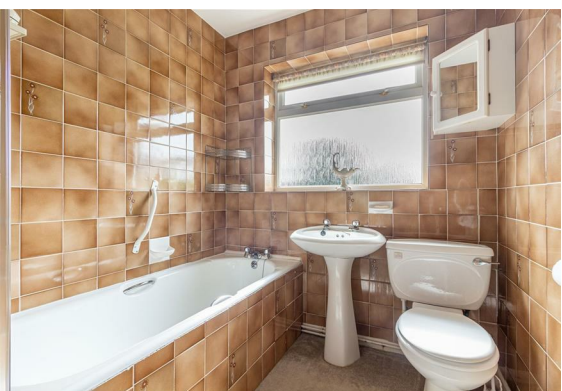
You can check and confirm the type of Broadband availability using the Openreach fibre checker

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

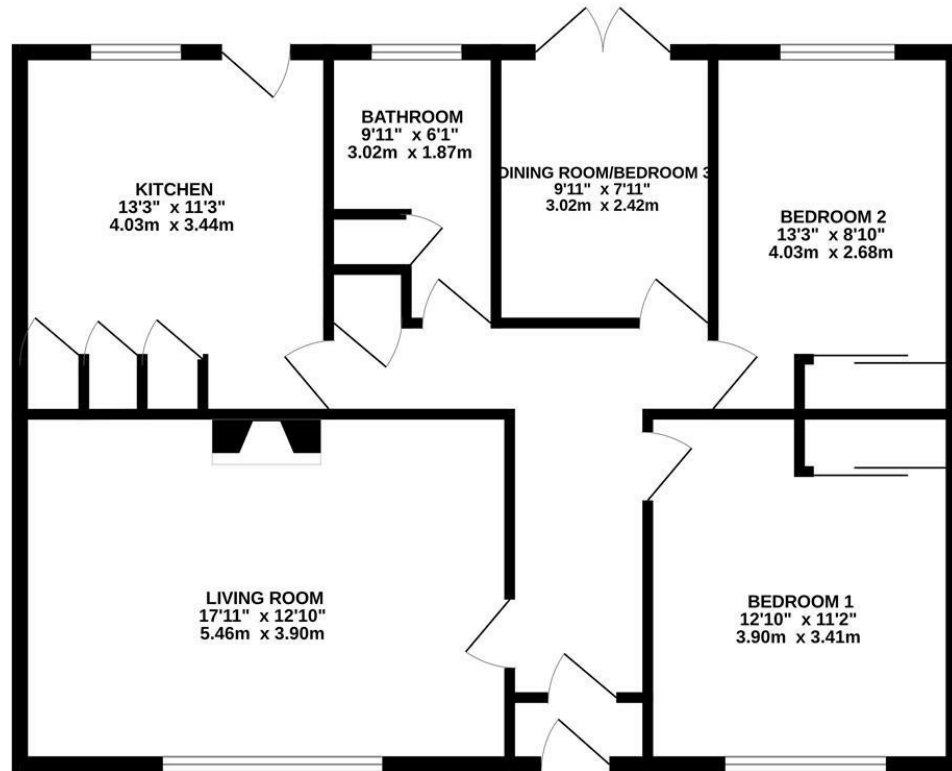
Mobile Coverage

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

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



GROUND 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
02-10	A		87
11-15	B		
16-20	C		
21-25	D	66	
26-30	E		
31-35	F		
36-50	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.