



28 Perrins Way, Worcester, WR3 7WB  
Guide price £203,000

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

**\*\*\*Specific Eligibility criteria applies for this property, please read agents note for more details \*\*\***

A rare opportunity to acquire this immaculately presented, light and airy three bedroom recently constructed home for £203,000 (70% of full market value). Qualifying eligibility and local connection criteria applies to purchase this discounted market sale (contact agent for further details).

Originally built by Bellway Homes this stunning and spacious three bedroom home is situated in the highly sought after area of Bever to the North of Worcester City Centre and within walking distance to a range of amenities. The property comprise of generous entrance hall, downstairs WC, contemporary kitchen/diner with modern units and integrated appliances, spacious living room with French doors opening out to the rear garden.

To the first floor are three good sized bedrooms and the contemporary bathroom with a modern suite comprising of panelled bath with mains fed shower, pedestal wash hand basin and low level WC.

To the rear is a secure garden laid mainly to lawn with patio and stoned areas and planted beds. The property benefits further from two allocated parking spaces to the front, gas central heating and double glazing throughout.

## Hall

Entrance door. Two ceiling light points. Radiator. Doors off to:

## Living Room

Double glazed window to rear aspect. Double glazed French doors to rear garden. Two ceiling light points. Radiator. Understairs storage cupboard.

## Kitchen/Diner

Double glazed window to front aspect. Contemporary wall and base units with work surface atop. Upstands from work surface. Integrated cooker and hob with extractor over and fridge freezer. Space and plumbing for washing machine. One and a half bowl stainless steel sink and drainer. Ceiling light point and spot lights.

## WC

Obscure double glazed window to front aspect. Low level WC and pedestal wash hand basin. Radiator. Ceiling light point. Extractor fan.

## Landing

Ceiling light point. Storage cupboard. Doors off to:

## Bedroom One

Double glazed window to rear aspect. Radiator. Ceiling light point.

## Bedroom Two

Double glazed window to front aspect. Radiator. Ceiling light point.

## Bedroom Three

Double glazed window to rear aspect. Radiator. Ceiling light point.

## Bathroom

Obscure double glazed window to front aspect. Contemporary suite comprising panelled bath with mains fed shower, pedestal wash hand basin and low level WC. Tiled splashbacks. Spot lights. Radiator. Extractor fan.





## Rear Garden

Secure with timber panel fencing with gated side access. The garden contains patio and stoned seating area and lawn area.

## Agents Note

Please note this is a discounted market value property and therefore there is specific requirements a buyer must meet to be eligible. Those requirements are:

- You must have a local connection to Worcester. The local connection needs to be any of the following; residence in Worcester for 6 out of last 12 months, or 3 out of last 5 years, continuous employment in Worcester or moving to provide or receive support from someone in Worcester.

- You must have a mortgage agreement in principle already (Our recommended mortgage advisors can do this for you if you need)

- You must provide evidence that you cannot purchase the property at full market value and without the discounted scheme.

If you have any questions or queries to any of the above please contact us.

## COUNCIL TAX WYCHAVON

We understand the council tax band presently to be :C

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).

## 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.

## 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.

## 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.

## Parking

Parking for the property is via the two allocated parking spaces to the front.

## 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

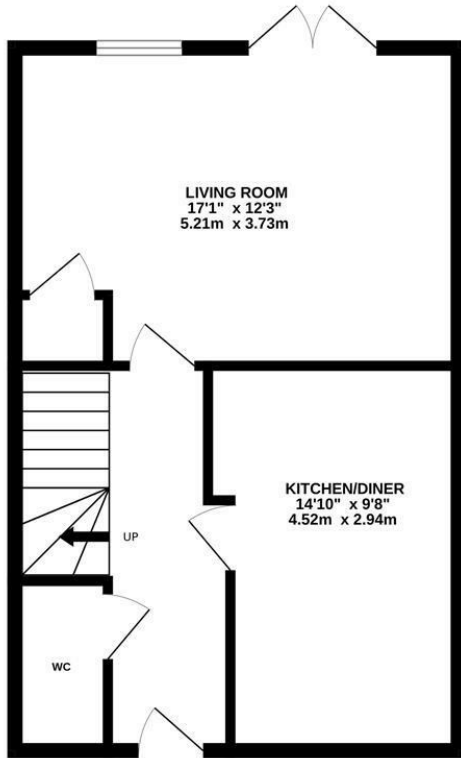
<https://www.openreach.com/fibre-checker>

## Mobile Coverage

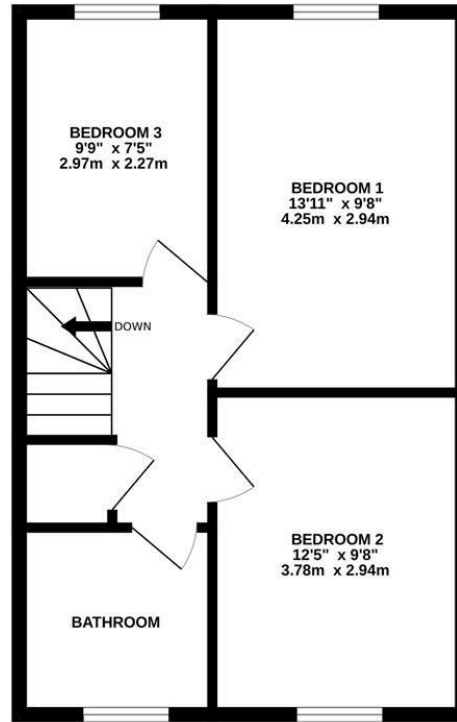
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.

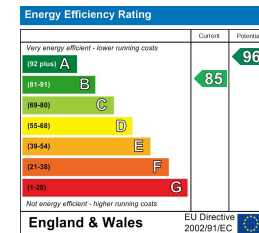
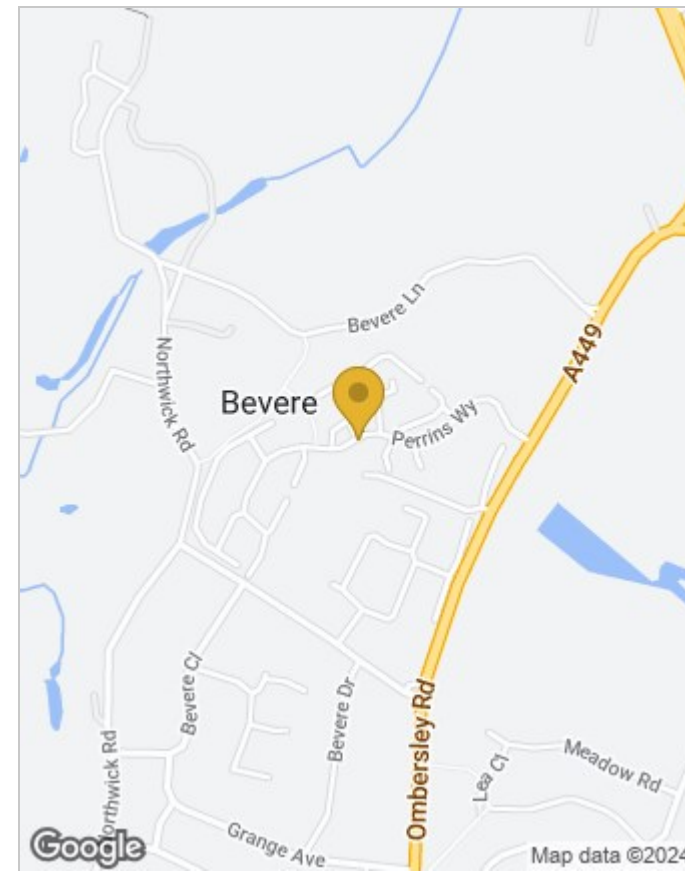


1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 926 sq.ft. (86.0 sq.m.) approx.

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.