



54 Crown Street, Worcester, WR3 8BJ  
Offers over £200,000

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Philip Laney & Jolly are pleased to welcome this charming Victorian property located on Crown Street in the heart of Worcester. This delightful house boasts a spacious reception room, two comfortable bedrooms, and a well-maintained bathroom, making it the perfect place to call home.

Situated to the North of the city centre, a sought-after location, this property offers the convenience of being within walking distance to various amenities, ensuring that everything you need is right at your doorstep.

One of the standout features of this property is the good-sized rear garden, providing a lovely outdoor space to relax and entertain guests. The property benefits further from parking to the front for a small car.

Furthermore, this property comes with the added benefit of no onward chain, making the buying process smoother and more straightforward for you.

Don't miss out on the opportunity to own this wonderful house in a prime location. Contact us today to arrange a viewing and take the first step towards making this property your new home.

### Lounge/Diner

Entrance door. Sash window to front aspect. Feature fireplace and hearth with inset electric fire. Two Radiators. Door to rear garden. Stairs rising to first floor.



### Kitchen

Double glazed window to side aspect. Wall and base units with work surface atop. Integrated cooker and hob with extractor over. Space for fridge freezer and washing machine. Stainless steel sink and drainer. Tiled splashbacks. Ceiling light point.



### Landing

Ceiling light point. Doors off to:

### Bedroom One

Sash window to the front aspect. Radiator. Ceiling light point. Built in wardrobes.

### Bedroom Two

Double glazed window to rear aspect. Built in cupboard. Ceiling light point. Radiator.

### Bathroom

Obscure double glazed window to rear aspect. Panelled bath with shower head, wash hand basin and low level WC. Tiled splashbacks. Radiator. Ceiling light point. Extractor fan.





## Rear Garden

Concrete seating area and path leading down the garden with the rest laid mainly to lawn.

## Agents Note

Property has side access over a number of neighbouring properties.

## COUNCIL TAX WORCESTER

We understand the council tax band presently to be : B

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).

## 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 driveway at the front (will only fit a small car)

## 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

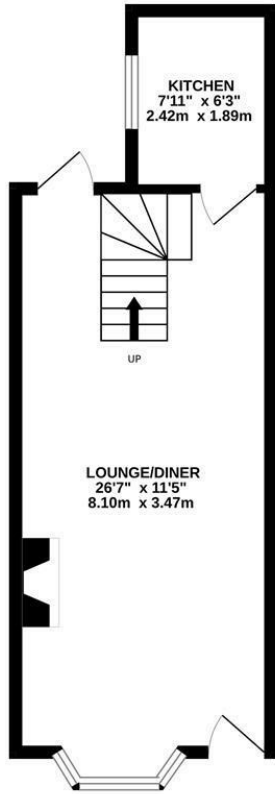
<https://www.openreach.com/fibre-checker>

## Mobile Coverage

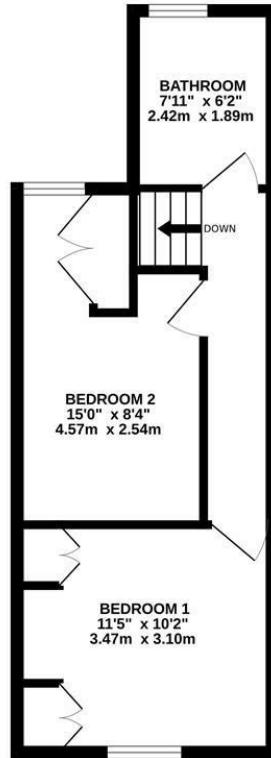
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

GROUND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.

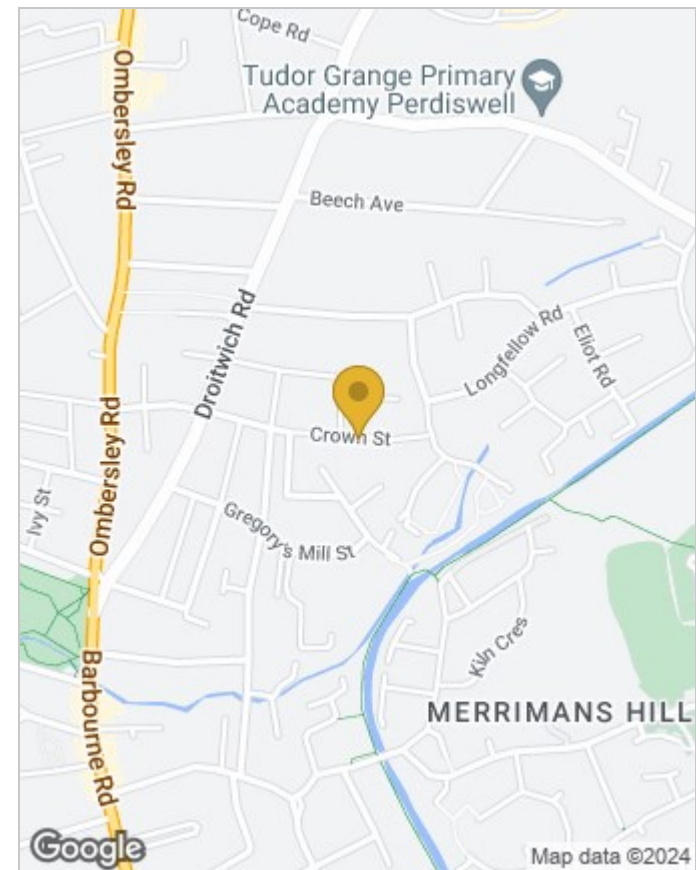


1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 672 sq.ft. (62.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) 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.