



Sheraton Hatfield, Worcester, WR5 2PZ
Guide price £450,000

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**** 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 "Sheraton". This property is situated in the charming village of Hatfield, Norton, Worcester. The three bedroom detached bungalow is a hidden gem occupying a generous plot waiting to be discovered having been well maintained throughout and allowing for cosmetic enhancements.

As you enter the property, you are greeted by a spacious hallway with access to all of the rooms. The kitchen and diner enjoys a front aspect outlook and is fitted with matching wall and base units. The spacious living room opens to the conservatory that offers a tranquil spot to enjoy views overlooking the beautifully kept and well stocked gardens at the rear of the property.

With three double bedrooms, there is ample space for a growing family or visiting guests and the third room could be transformed into a home office, hobby room, or dining room. The bathroom is fitted with panelled bath, pedestal wash hand basin and low level WC

Convenience is key with a detached garage and parking available, ensuring you never have to worry about finding a spot. The absence of an onward chain means you can make this charming bungalow your own without any delays.

Don't miss out on the opportunity to own this property in a popular village location.

Entrance Hall

Obscure double glazed door with side panels opens to entrance hallway, two ceiling light points, wall light and radiator. Doors to all rooms.

Kitchen/Diner

Double glazed window to the front, range of matching wall and base units with worksurfaces over, space for cooker, integrated Bosch dishwasher, space and plumbing for washing machine, one and half sink and drainer, obscure double glazed door opening to the side aspect. Pantry cupboard and two ceiling strip lights.

WC

Obscure double glazed window to thee front aspect, corner basin. low level .WC and ceiling light point,

Living Room

Stone fireplace with electric fire inset, double glazed patio doors opening to the conservatory, four wall lights and two radiators.

Conservatory

Overlooking the well stock and maintained rear garden with double glazed door and vinyl flooring,





Bedroom One

Double glazed window enjoying a rear aspect outlook, radiator, ceiling light point and an additional spot light.

Bedroom Two

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

Bedroom Three/ Dining Room

Currently used as a dining room and offers multiple options of use. Double glazed window to the side aspect, radiator and three wall lights.

Airing Cupboard

Housing water tank with shelving.

Bathroom

Obscure double glazed window to the side aspect, bath, mixer tap with shower attachment. low level WC, pedestal wash hand basin, fully tiled walls, wall mounted strip light and radiator.

Front Of Property

Providing privacy to the property the fore garden is well stocked with a variety of shrubs and is laid to lawn with the tramac driveway to the side providing ample parking leading to the detached garage. Further area to the side of the property laid to lawn and leading to the established rear garden.

Rear Of Property

A real feature to this wonderful property is the rear private rear garden that has been much loved and well maintained over the years with meandering pathways, well stocked shrubs and trees and areas laid to lawn. There is access to the garage that has double glazed window and door to the side plus an up and over door to the front whilst benefitting from power and lighting.

Tenure Freehold

We understand subject to legal verification 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.

COUNCIL TAX WYCHAVON

We understand the council tax band presently to be : E

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).

Parking

Parking for the property is to the side with driveway and garage.

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.

Agents Note

Please note the main shot depicts the rear elevation of the property.

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>

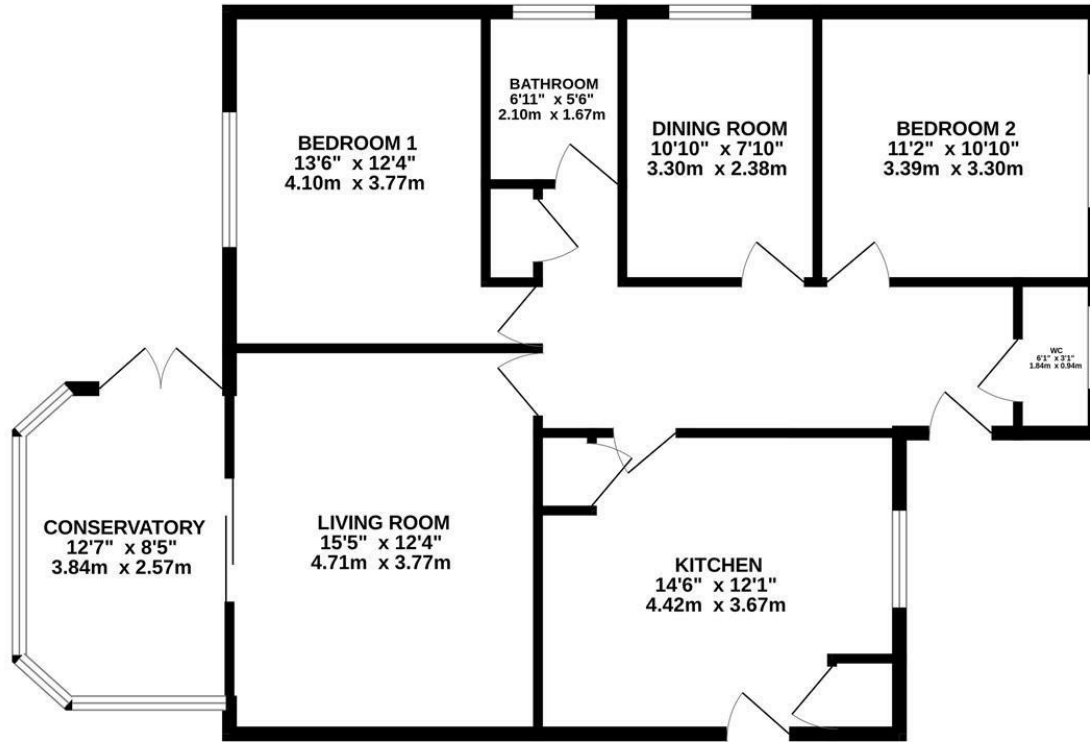
Mobile Coverage

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

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

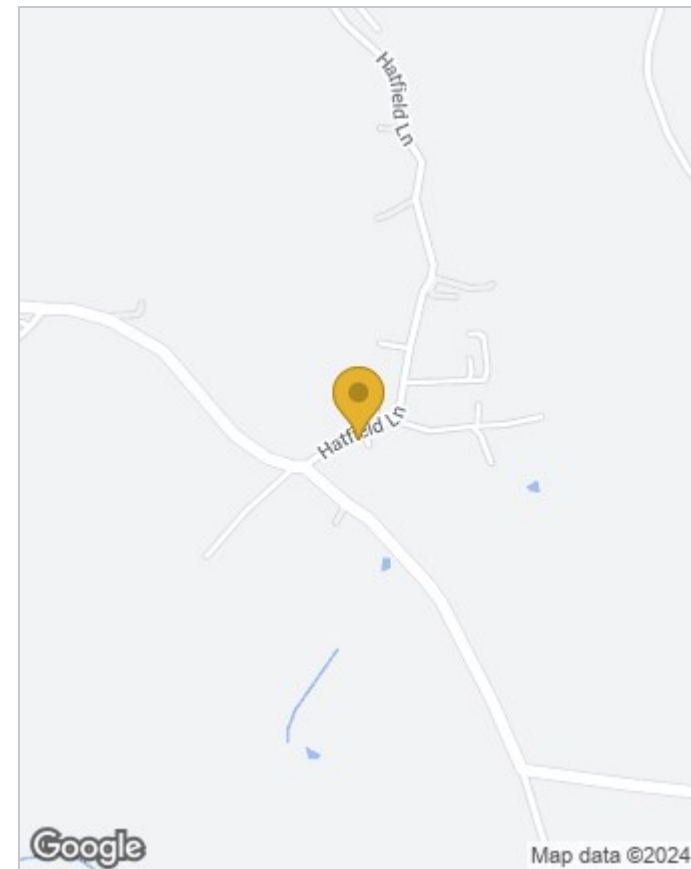


GROUND FLOOR
1011 sq.ft. (93.9 sq.m.) approx.



TOTAL FLOOR AREA: 1011 sq.ft. (93.9 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	Target
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			81
(69-80) C			
(55-68) D		61	
(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.