







6 Cranbourne Grove, Worcester, WR5 1TJ
Offers over £400,000

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Philip Laney & Jolly Worcester are pleased to welcome you to Cranbourne Grove, Worcester - a stunning location for this recently constructed detached family home. This property boasts a spacious reception room perfect for entertaining guests and overlooking the stunning landscaped rear garden. With four bedrooms, there's ample space for a growing family or for those who enjoy having a home office or hobby room.

The house features two bathrooms, including an en-suite in the main bedroom for added convenience. The spacious kitchen diner is fitted with a quality kitchen with integrated appliances including a washing machine, dishwasher and fridge freezer. The downstairs WC is a practical addition for busy households.

One of the highlights of this property is the beautifully landscaped 'L' shaped rear garden, providing a tranquil outdoor space to enjoy during the warmer months with a summerhouse. Imagine hosting summer barbecues or simply unwinding after a long day in this peaceful setting.

Parking and a garage with charging point offer convenience for those with vehicles or in need of extra storage space. This property truly combines modern living with comfort and style, making it a perfect choice for anyone looking for a modern family home in Worcester.

Entrance Hall

Recently upgraded composite front door, tiled floor, radiator, stairs rise to the first floor, built in storage cupboard with additional storage understairs. Two ceiling light points.

WC

Low level WC, pedestal wash hand basin with tiled splashbacks, radiator and two ceiling spot lights.

Kitchen

Double glazed window to the front aspect, tiled floor, range of wall and base units with worksurfaces over, one and half stainless steel sink and drainer, integrated 60/40, fridge freezer, washing machine and dishwasher, built in Zanussi oven and four ring gas hob. Radiator, six ceiling spot lights plus additional under counter lighting.

Living Room

Double glazed patio doors with side panels with built in blinds opening to the feature rear garden. Sun pergola provides the ideal shade in the summer. Built in storage cupboard with hanging rail and ceiling light point.

Landing

Access to the loft that is partially boarded with raised boards, two ceiling light points and radiator.

Bedroom One

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

En-Suite

Shower cubicle with electric shower, chrome ceiling spot light, radiator, low level WC and pedestal wash hand basin.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

Panelled bath with upgraded rainfall shower, pedestal wash hand basin, low level WC, tiled floor, four ceiling spot lights, tiled splashbacks and radiator





Rear Of Property

This wonderful 'L' shaped rear garden has been landscaped by the current owners and provides private seating areas with sun pergola. A path leads to the raised patio area with a wonderful summer house enjoying views back to the property. Useful area wraps around to the rear of the garage and is gravelled and enclosed by timber panel fencing. Outside tap and lighting and gated access to the parking area and garage.

Garage

Up and over door with 3kw electric charging point plus power and lighting.

Front Of Property

Tarmac driveway providing ample parking and access to the garage.

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).

Tenure Freehold

We understand subject to legal verification that the property is offered for sale Freehold.

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.

Parking

Parking for the property is to the front with a private driveway for two vehicles with access to the 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.

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 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>

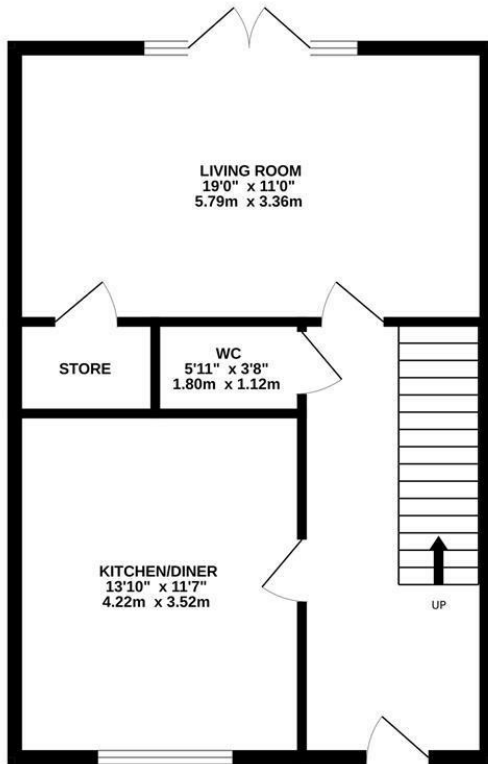
Mobile Coverage

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

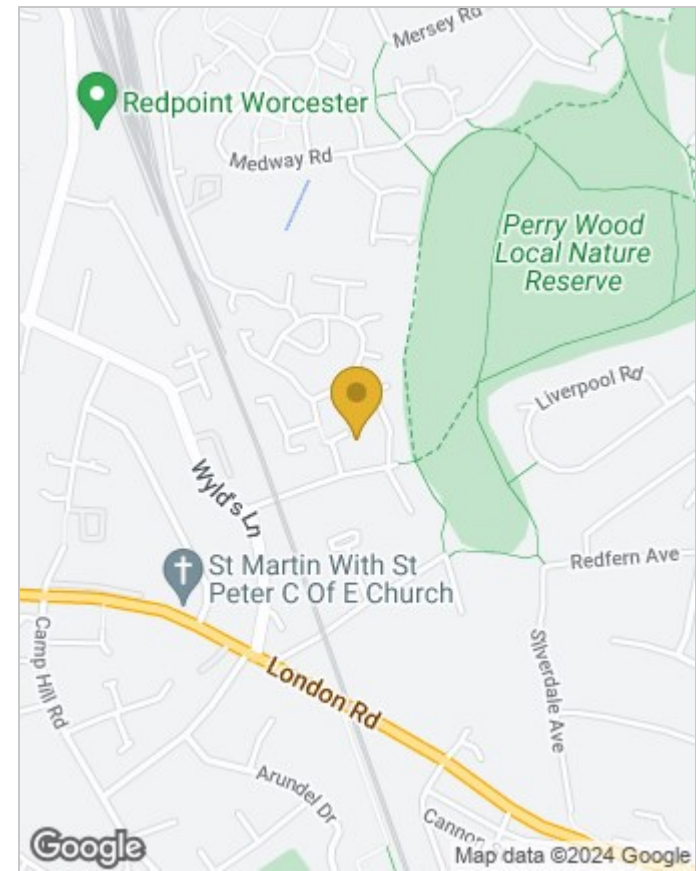
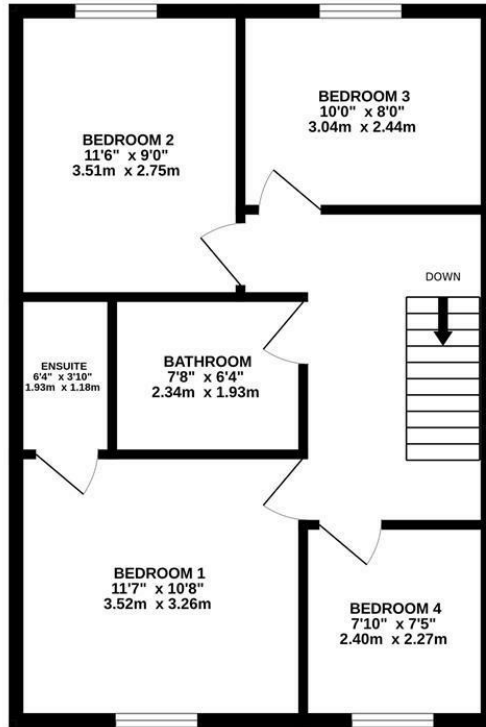
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(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.