



84 Barnes Way, Worcester, WR5 3AP
Guide price £265,000

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Philip Laney & Jolly Worcester offer to the market a very well presented home in Barnes Way, Worcester - a charming location for this delightful three-bedroom mid-terrace house. This property is perfect for a family looking for a convenient and much loved home.

As you step into the entrance porch, you are greeted by a light and inviting living room with feature gas fire. The kitchen/diner is a focal point of the house, offering a lovely space to cook and enjoy meals while overlooking the pleasant rear garden - ideal for hosting gatherings.

Upstairs, you will find three bedrooms, providing ample space for a growing family or for those in need of a home office. The family bathroom is well-appointed and comprises panelled bath with shower over, pedestal wash hand basin and low level WC.

Additionally, this property comes with a garage, providing convenient parking or extra storage space.

Don't miss the opportunity to make this house your home that benefits further from double glazing and gas central heating.

Porch

Double glazed door with glazed side panel, obscure double glazed window to the side aspect, tiled floor and electric wall mounted heater. Door to:

Hallway

Stairs rise to the first floor, radiator and ceiling light point.

Living Room

Double glazed window to the front aspect, feature gas fire with stone hearth and wooden surround, radiator, two wall lights and ceiling light point.

Kitchen/Diner

Double glazed patio door with side panel overlooks and opens to the pleasant rear garden. Fitted with a range of wall and base units with breakfast bar and integrated appliances including slimline Indesit dishwasher, Hotpoint washing machine, Zanussi Oven, four ring gas hob with chrome hood over. Space for fridge freezer, understairs storage cupboard with shelving currently housing a tumble dryer. Radiator, tiled floor and chrome spotlights and ceiling light point.

Landing

Access to the loft which is boarded, airing cupboard and doors to all first floor rooms.

Bedroom One

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

Bedroom Two

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





Bedroom Three

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

Bathroom

Obscure double glazed window to the rear aspect, panelled bath with glazed screen and shower over, low level WC, pedestal wash hand basin, chrome heated towel rail, tiled floor and ceiling light point.

Front Of Property

Low maintenance garden to the front laid with gravel, path provides access to the front door and is enclosed by conifer hedging and timber panel fencing.

Rear Of Property

Initial patio area with step up to lawned area with path to the rear gate that provides access to the parking area and garage. Barked side border with a fruit tree and enclosed by timber panel fencing.

Garage

Up and over door

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : C

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 rear with 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.

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

Broadband

We understand currently ultra fast full fibre broadband 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>

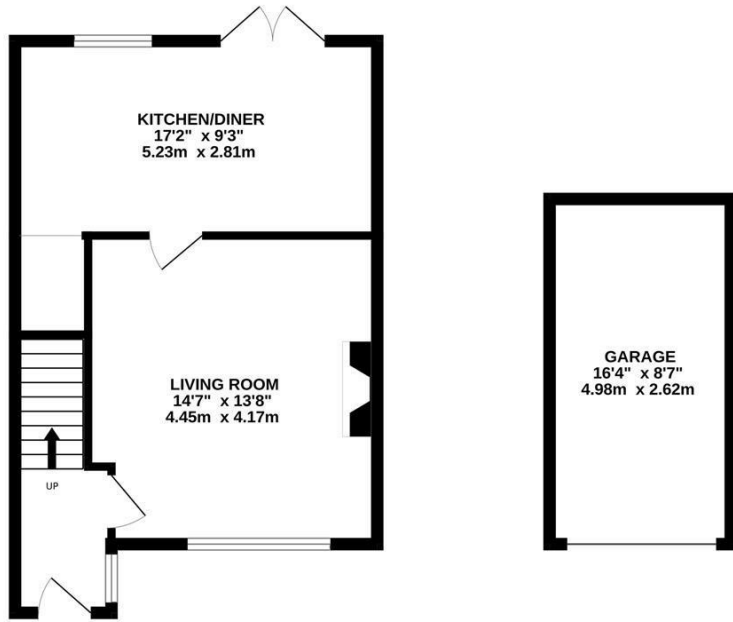
Mobile Coverage

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

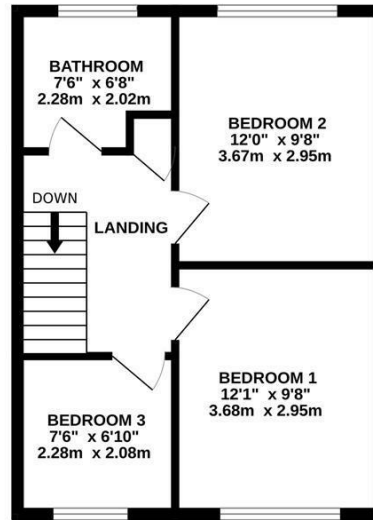
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



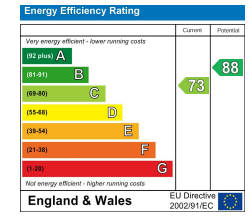
GROUND FLOOR



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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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 firms employment has the authority to make or give any representation or warranty in respect of the property.