



5 Town Acres, Worcester, WR4 0JQ  
Guide price £420,000



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

Philip Laney & Jolly Worcester welcome to the market this charming four-bedroom detached family home located in the desirable Town Acres, Long Meadow, Worcester. Situated in a peaceful cul-de-sac, this property boasts a corner plot with a generously sized garden, offering ample space for potential extensions, subject to necessary local planning approvals and building regulations.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or relaxing with family. The living room features a bay window, allowing natural light to flood the space, while the dining room overlooks the rear aspect, providing a lovely view of the garden.

The recently fitted kitchen is a highlight of this home, complete with a utility area, WC, and access to the integral garage. Upstairs, you will find four well-appointed bedrooms, including the main bedroom with a modern en-suite, and an upgraded family bathroom for added convenience.

Outside, the private rear garden is a tranquil retreat, featuring an extensive patio area ideal for al fresco dining or simply enjoying the outdoors. With ample bloc paved parking available to the front of the property, you will never have to worry about finding a space for your vehicles.

Don't miss the opportunity to make this house your home, where you can create lasting memories and enjoy the peaceful surroundings of Long Meadow. Contact us today to arrange a viewing and discover the potential this property holds for you and your family. EPC Grade C. Council Tax Band D. Tenure - Freehold

#### **Entrance Hall**

Obscure UPVC double glazed front door, ceiling light point, radiator and stairs rise to the first floor.

#### **Living Room**

UPVC double glazed bay window to the front aspect, fitted gas fire with wooden surround, radiator, two ceiling light points and opening to:

#### **Dining Room**

UPVC double glazed patio doors overlooking and opening to the rear garden, radiator and ceiling light point.

#### **Kitchen**

Fitted with upgraded grey gloss wall and base units with soft closing drawers and worksurfaces over, integrated dishwasher and fridge freezer, built in oven, four ring electric hob, chrome hood over and one and a half sink and drainer. Double glazed window to the rear aspect, six ceiling spot lights, pantry cupboard, tiled floor and radiator.

#### **Utility Area**

Double glazed window to the side aspect, door opening to the rear garden, space and plumbing for washing machine, continuation of grey gloss wall base units with worksurfaces over, radiator and tiled floor.

#### **WC**

Obscure double glazed window to the side aspect, low level WC, corner mounted wash hand basin inset to a vanity unit, radiator, tiled floor and ceiling light point.

#### **Garage**

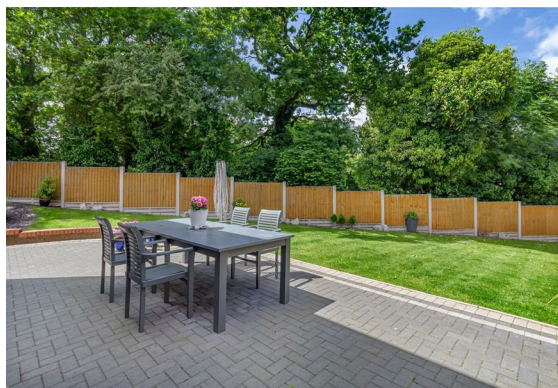
Up and over door opening to the driveway, wall mounted Worcester boiler and ceiling light point.

#### **Landing**

Access to the loft, smoke alarm and doors to all first floor rooms.

#### **Bedroom One**

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





#### En-Suite

Obscure double glazed window to the side aspect, recently upgraded suite comprising corner shower cubicle, low level WC and basin inset to vanity units, three ceiling spot lights and chrome heated towel rail.

#### Bedroom Two

Two double glazed window to the front aspect, built in cupboard and ceiling light point.

#### Bedroom Three

Double glazed window to the rear aspect, built in wardrobe cupboard, radiator and ceiling light point.

#### Bedroom Four

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

#### Family Bathroom

Upgraded suite comprising panelled bath with glazed screen, basin and wc inset to vanity unit, part tiled walls, four ceiling spot lights and chrome heated towel rail.

#### Front Of Property

Block paved driveway provides ample parking with area of lawn to the side. Gated side access to the rear garden

#### Rear Of Property

Block paved seating area with the remaining private garden being laid to lawn, wooden shed and enclosed by timber panel fencing. Extensive landscaped area to the side of the property with raised railway sleeper planters and borders laid to slate.

#### Tenure Freehold

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

#### COUNCIL TAX WORCESTER

We understand the council tax band presently to be : D

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).

#### Broadband

We understand currently ultra 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>

#### 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.

#### 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 to the front of the property with block paved driveway and garage.

#### Mobile Coverage

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

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

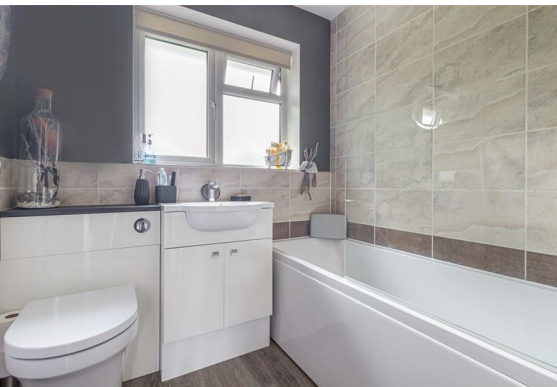
#### Floor Plan

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.

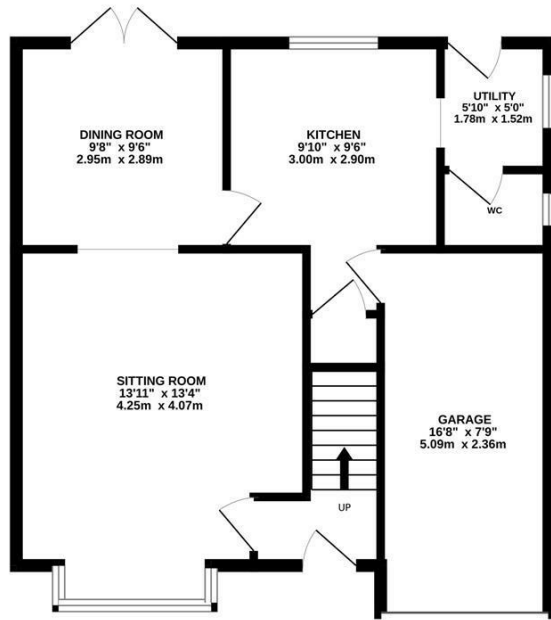
#### Property to sell?

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.

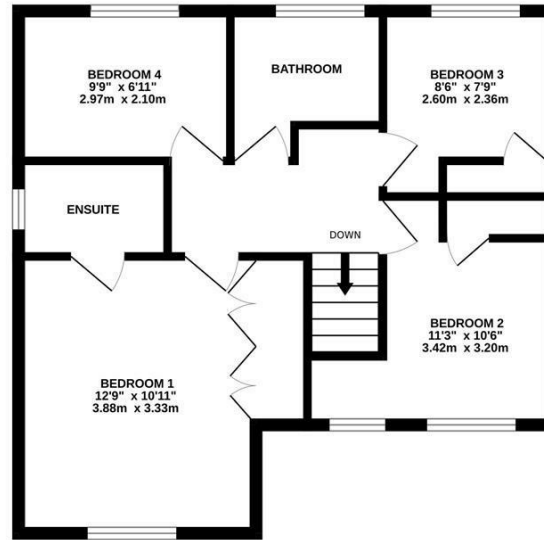
Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.



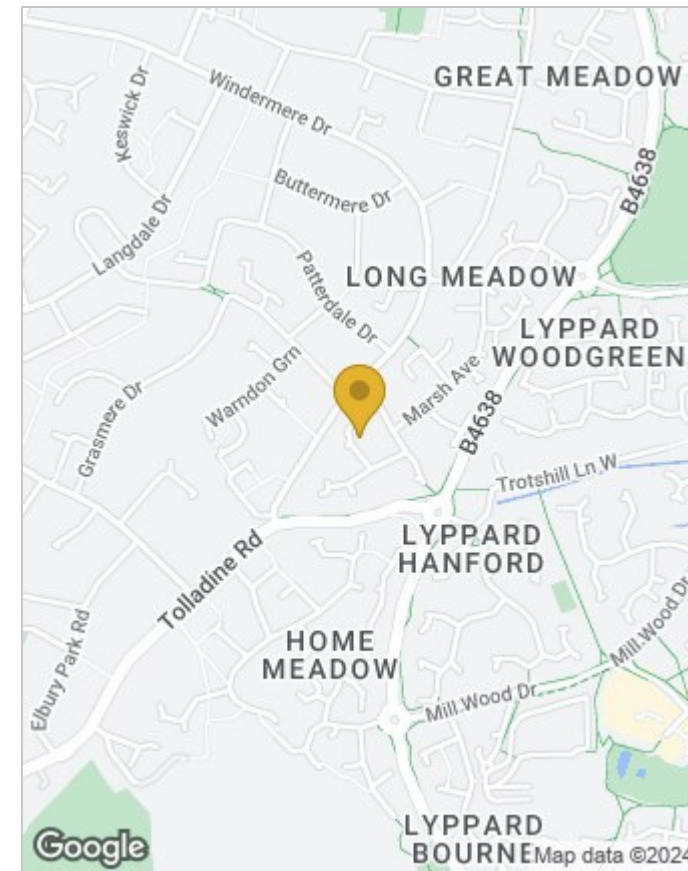
GROUND FLOOR



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			
(95 plus) A			85
(81-91) B		72	
(69-80) C			
(54-68) D			
(39-53) 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.