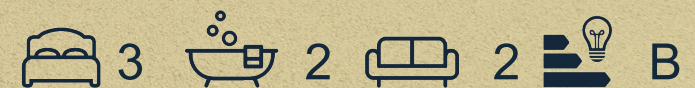




17 Cooke Close, Worcester, WR5 2RB  
Guide price £350,000



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

Philip Laney & Jolly Worcester present to the market a wonderfully presented three bedroom link detached family home located in the popular Cooke Close, Whittington, Worcester. This modern home is in a popular residential location offering easy access to Worcester City Centre, renowned local schools, Parkway railway station and the M5 Motorway, making it a convenient location for all your needs.

Upon entering, you are greeted by an inviting entrance hall leading to a spacious living room with a charming walk-in bay window. The downstairs cloakroom is a convenient addition, along with the modern kitchen/diner featuring a breakfast bar and patio doors opening to the rear garden. The utility room is a practical space with access to the parking area and provisions for a washing machine and tumble dryer. Upstairs, three generously sized bedrooms await, with the main bedroom benefiting from its own en suite for added luxury. The family bathroom comprises a panelled bath, low-level WC, and pedestal wash hand basin.

This property benefits from garage, car port, and ample parking space.

Don't miss the opportunity to make this house your home and book a viewing today.

#### **Entrance Hall**

Entrance door. Radiator. Ceiling light point. Storage cupboard. Stairs rising to first floor.

#### **Living Room**

Double glazed bay window to front aspect. Ceiling light point. Radiator.

#### **WC**

Low level WC and pedestal wash hand basin. Ceiling light point. Extractor fan. Radiator.

#### **Kitchen/Diner**

Double glazed French doors to the rear garden. Double glazed window to rear aspect. Modern wall and base units with work surface atop and upstands. Integrated cooker and hob with extractor over and dishwasher. Space for fridge freezer. Radiator. Two ceiling light points.

#### **Utility Room**

Obscure double glazed door to side aspect. Space and plumbing for washing machine and tumble dryer. Storage cupboard. Ceiling light point. Radiator.

#### **Landing**

Storage cupboard. Loft access. Ceiling light point.

#### **Bedroom One**

Double glazed window to front aspect. Radiator. Ceiling light point.

#### **En-Suite**

Obscure double glazed window to front aspect. Contemporary suite comprising quadrant shower cubicle with mains fed shower, wash hand basin atop vanity unit and low level WC. Extractor fan. Radiator. Ceiling light point.

#### **Bedroom Two**

Double glazed window to rear aspect. Ceiling light point. Radiator.

#### **Bedroom Three**

Double glazed window to rear aspect. Radiator. Ceiling light point.

#### **Bathroom**

Double glazed velux window. Panelled bath with shower off the tap, pedestal wash hand basin and low level WC. Radiator. Ceiling light point. Extractor fan.





#### Rear Garden

Secure with timber panel fencing the garden is laid mainly to lawn with planted borders and a patio seating area. Gated side access to the garage and driveway.

#### Garage

Up & over door. Light and power.

#### 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).

#### 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 to the side.

#### 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>

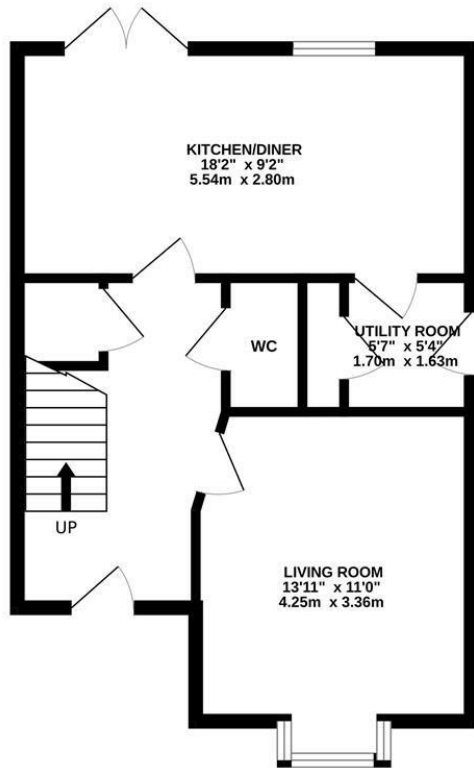
#### Mobile Coverage

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

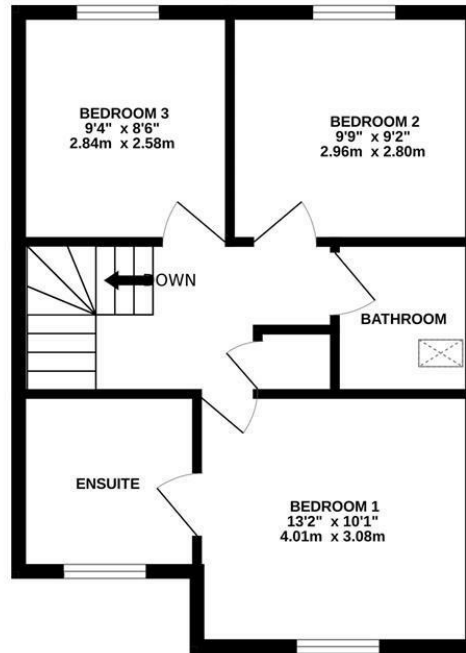
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



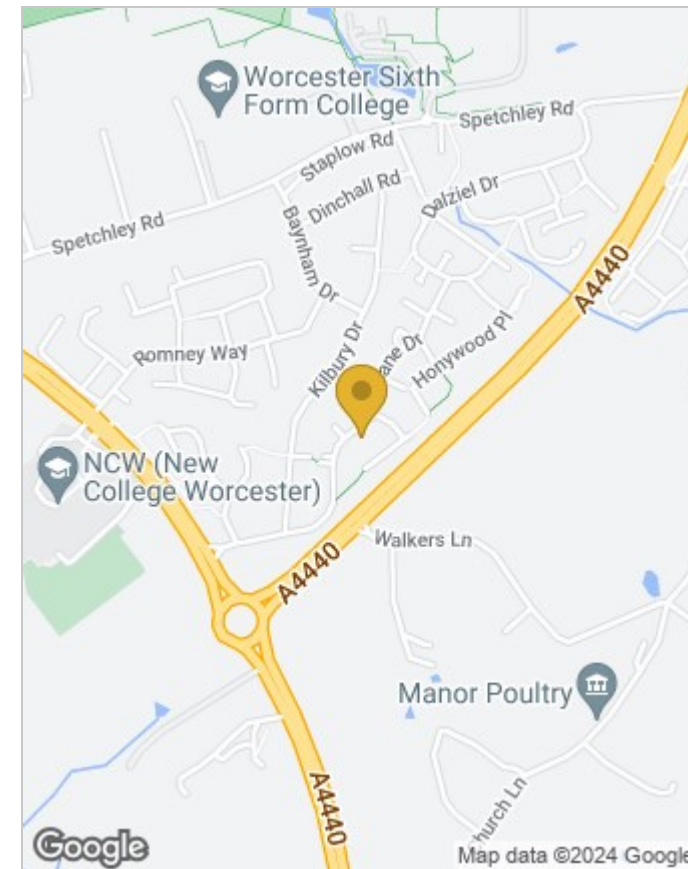
GROUND FLOOR



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			
02-10	A		95
11-15	B	84	
16-20	C		
21-25	D		
26-30	E		
31-35	F		
36-50	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.