



6 Saunders Street, Worcester, WR3 7ED
Offers in excess of £191,000

1 bed 1 bath 1 sofa C

Philip Laney & Jolly are delighted to offer a wonderful and most charming character terraced cottage situated in a private area of Northwick convenient to all local amenities. The property is presented to a high standard throughout whilst retaining all of the character features including a wood burning stove for those colder evenings.

The property has the benefit of off road parking to the front with gated access opening to a generous fore garden that is laid to lawn leading to an extensive patio area and the front door to the property.

The accommodation comprises a cosy open plan living room opening to a dining area to the front aspect. The kitchen comprises a range of matching wall and base units with worksurfaces over, understairs storage area, space for fridge freezer, space and plumbing for washing machine, built in oven and hob with chrome hood over. Stairs rise to the first floor that offer a generous size bedroom with built in wardrobes. The bathroom is fitted with WC, wash hand basin and bath with shower over.

The property benefits further from double glazing, courtyard rear garden and gas central heating. An internal viewing is highly recommended to appreciate this property.

EPC Grade C. Council Tax Band C.

Dining Area

Front door opens to the dining area that has an original tiled floor, two wall lights and double glazed window enjoying a front aspect outlook to the garden. Opening to the:

Living Area

Feature wood burner, exposed wooden beams, wood effect laminate flooring and ceiling light point.

Kitchen

UPVC double glazed window and door to the rear courtyard, range of modern wall and base units with worksurfaces over. Built in oven and hob with chrome hood over, space and plumbing for washing machine, space for fridge freezer, understairs storage, stainless steel sink and drainer, vinyl flooring and stairs to the first floor.

Rear Courtyard

Enclosed by timber panel fencing, patio area and outside tap.

Stairs To First Floor

Wall mounted Worcester Bosch boiler





Bedroom

Double glazed window to the front aspect, built in wardrobe, loft access, laid to carpet, ceiling light point and radiator.

Bathroom

Obscure double glazed window to the rear aspect, bath with shower over, wc, radiator, pedestal wash hand basin and vinyl flooring.

Front Garden

Extensive patio area from the front door, gravelled path meanders to the parking area that has gated access. The majority of the garden is laid to lawn and enclosed by timber panel fencing, walled and hedged borders. Hard standing creates off road parking.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : B

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.

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.

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.

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.

Parking

Parking for the property is via the driveway to the front 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>

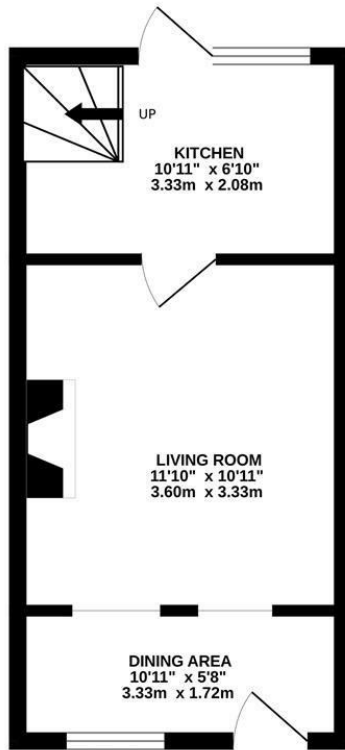
Mobile Coverage

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

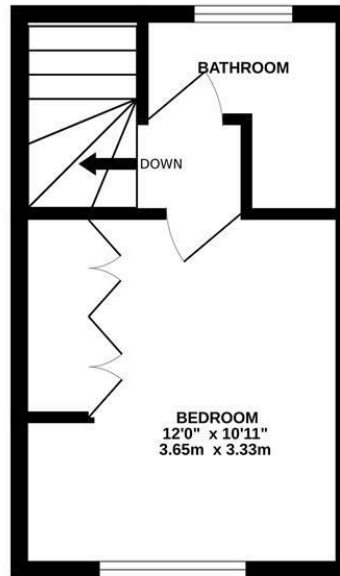
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



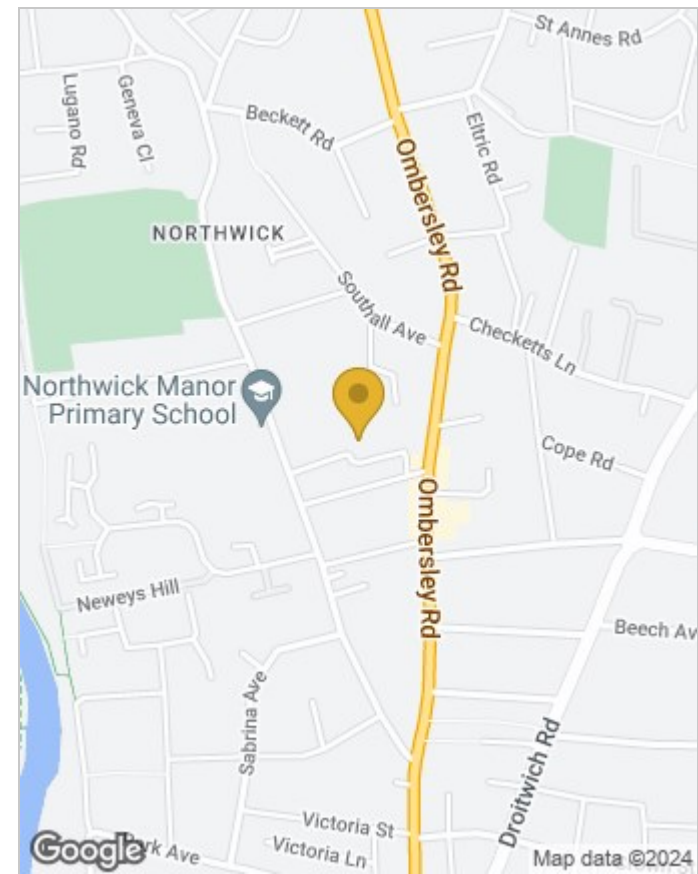
GROUND FLOOR



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			
02-100	A		90
11-91	B		
39-80	C		69
55-69	D		
69-84	E		
81-98	F		
91-100	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.