



3 The Spinney, Worcester, WR2 6HL

Offers over £280,000





Philip Laney & Jolly Worcester present to the market 3 The Spinney nestled in the sought-after residential area of St Johns, Worcester. This well presented bungalow enjoys a prime location to the West of Worcester convenient to the shops, leisure facilities, reputable schools and medical services.

This delightful bungalow features two bedrooms, ideal for a small family or those seeking a spare room for guests. The spacious living room opens to the conservatory that offers a perfect space to enjoy the view of the low-maintenance private rear garden.

The property's well-equipped kitchen and bathroom cater to everyday needs, ensuring comfort and functionality. Additionally, the ample parking space with a block-paved driveway and carport, along with gated access to a garage, provides convenience and security for your vehicles.

With excellent transport links including the nearby M5 motorway, railway stations, and bus routes, commuting from this location is ideal. Worcester city centre, just over a mile away, offers a vibrant atmosphere and a variety of amenities for your enjoyment.

Don't miss the opportunity to make this bungalow your new home in the heart of Worcester's desirable residential area.

#### Entrance Hall

Obscure double glazed door opens to the entrance hall. Storage cupboard with coat rack, radiator ceiling light point and loft hatch that is insulated with pull down ladder and lighting.

#### Living Room

Feature gas effect fire inset to stone surround. Double glazed patio doors with side panels open to the conservatory, ceiling light point and radiator,

#### Conservatory

Enjoying private views to the garden, tiled floor and radiator.

#### Kitchen

Double glazed window to the rear aspect, obscure double glazed window to the side, range of matching wall and base units with worksurfaces over, one and a half sink and drainer, Whirlpool four ring hob, Belling oven, Hood over, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks and radiator.

#### Bedroom One

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

#### Bedroom Two

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







#### **Bathroom**

Obscure double glazed window to the side aspect, panelled bath with Triton shower over low level WC, pedestal wash hand basin, fully tiled walls and vinyl flooring. Airing cupboard housing Alpha combination boiler with shelving. Ceiling light point and white heated towel rail.

#### **Front Of Property**

Block paved driveway with carport to the side leads to the rear garden that has gated access with garage beyond. To the front of the property the low maintenance is laid to gravel.

#### **Rear Of Property**

Block paved driveway continues providing additional parking area if required. There is an initial patio area with steps leading to gravelled area with mature borders and a corner pergola making this a private seating area. Enclosed by timber panel fencing.

#### **Garage**

Up and Over door, power and lighting.

#### **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 : 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).

#### **Broadband**

We understand currently Ultrafast 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>

#### **Parking**

Parking for the property is to the side with space for several vehicles.

#### **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.

#### **Property to sell?**

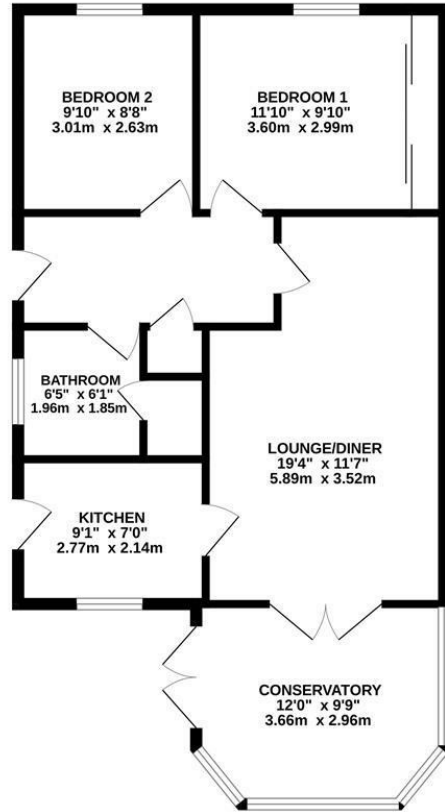
If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

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.

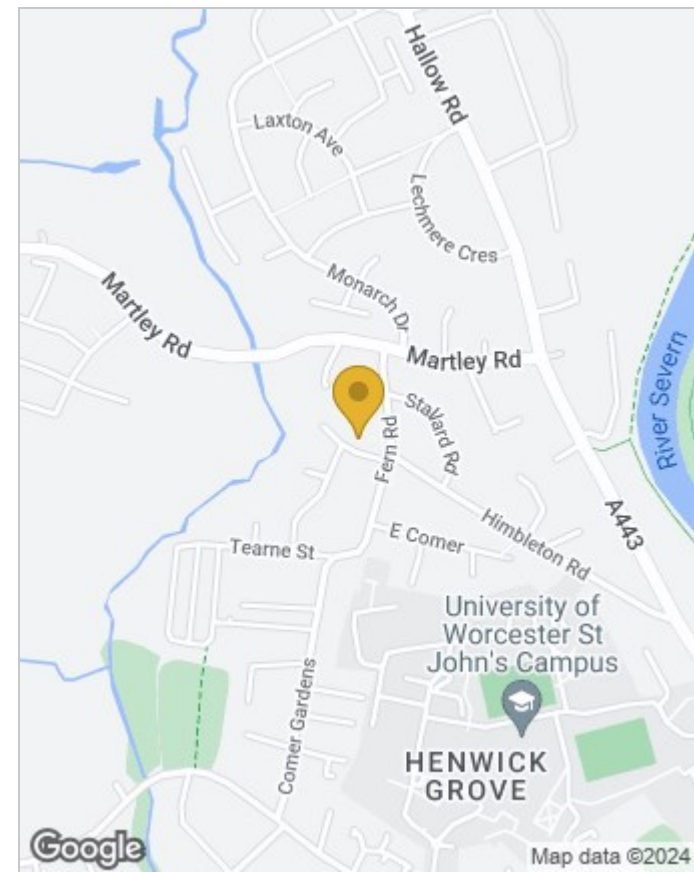
#### **Services**

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.





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) <b>A</b>	84
(81-91) <b>B</b>	
(69-80) <b>C</b>	69
(54-68) <b>D</b>	
(39-53) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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.