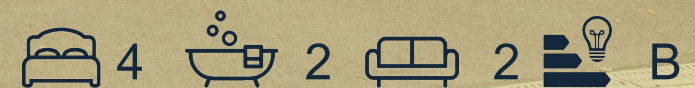




1 Ivy Crescent, Worcester, WR3 7DP  
Guide price £500,000





Philip Laney & Jolly Worcester welcome to the market 1 Ivy Crescent nestled in the sought-after area of Bevere, Worcester. This modern four-bedroom detached family home on Ivy Crescent offers a high standard finish and offering flexible family living ensuring this property is sure to impress.

As you step into the welcoming entrance hall, you are greeted by two reception rooms, including a living room with a bay fronted window that fills the space with natural light. The open-plan kitchen/diner is a highlight, featuring a stunning orangery extension with bi-fold doors that open to the South facing garden, perfect for enjoying sunny days and al fresco dining.

To the first floor, the large master bedroom with an en-suite and fitted wardrobes provides a peaceful and spacious retreat. There are three additional double bedrooms and a family bathroom that offer plenty of space for a growing family or visiting guests.

Outside, the property offers off-road parking and access to a garage, providing convenience for busy lifestyles. The very pleasant and well-maintained South facing garden with a laid patio area laid with porcelain slabs is ideal for relaxation and outdoor entertaining.

With easy access to local schooling, Worcester City, and major transport links, this property combines convenience with modern living. Don't miss the opportunity to make this beautiful house your new home in the heart of Bevere.

#### Entrance

Hallway with composite obscure double glazed entrance door and obscure double glazed side panel. Radiator, Karndeian flooring, stairs to first floor, two ceiling light points. smoke alarm and understairs storage cupboard.

#### Living Room

Double glazed bay window, to the front aspect, radiator and two ceiling light points.

#### Cloakroom

Low level W.C., pedestal wash hand basin, ceiling light, radiator, Karndeian flooring and extractor.

#### Kitchen

Double glazed window to the rear, cream wall and base units with granite worksurfaces over, integrated fridge / freezer, Zanussi oven and four ring Zanussi hob. Radiator and Karndeian flooring. Six ceiling spot lights.

#### Utility

Double glazed door to the side. Ideal boiler providing domestic hot water and heating. Space and plumbing for washing machine, granite worktop and stainless steel sink and drainer. Karndeian flooring, two ceiling spot lights, radiator and extractor.

#### Dining Area

Ceiling light point and radiator.

#### Extended Orangery

Glazed panel windows to the side and rear plus feature bi fold doors opening to the well maintained patio. Karndeian flooring

#### Landing

Loft access, ceiling light point and smoke alarm. Doors to all first floor rooms,

#### Bedroom One

Two double glazed windows to the front. Built in wardrobe plus space for further wardrobes. Ceiling light point and radiator.

#### Ensuite

Obscure double glazed window to front. Shower cubicle, low level W.C., pedestal wash hand basin, extractor and radiator. Tiled walls and splashbacks, four ceiling light points and shaver point.

#### Bedroom Two

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







### Bedroom Three

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

### Bedroom Four

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

### Airing Cupboard

Shelving, Range Tribune Pressure Tank

### Bathroom

Obscure double glazed window to the side aspect. Panelled bath with shower over, pedestal wash hand basin, shower cubicle, low level W.C. Radiator, five ceiling spot lights, extractor. Tiled walls and splash backs.

### Outside

To the front of the property there is parking for numerous cars by virtue of the tarmacadam drive and lawned area to the side. Lawn and tiled patio area to the rear, gravelled borders and enclosed by timber panel fencing.. Outside tap, outside light, gated side access and door to garage.

### Garage

Up and over door, power and lighting.

### Tenure Freehold

We understand that the property is offered for sale Freehold.

### 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.

### Viewings

Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

### 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. There is an annual service charge, presently £250

### COUNCIL TAX WYCHAVON

We understand the council tax band presently to be : F

Council Tax Band :

<https://www.tax.service.gov.uk/check-council-tax-band/property/10002825000>

<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.

### 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.

### 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.

### 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>

### Broadband

We understand Superfast Fibre Broadband is currently available at this property.

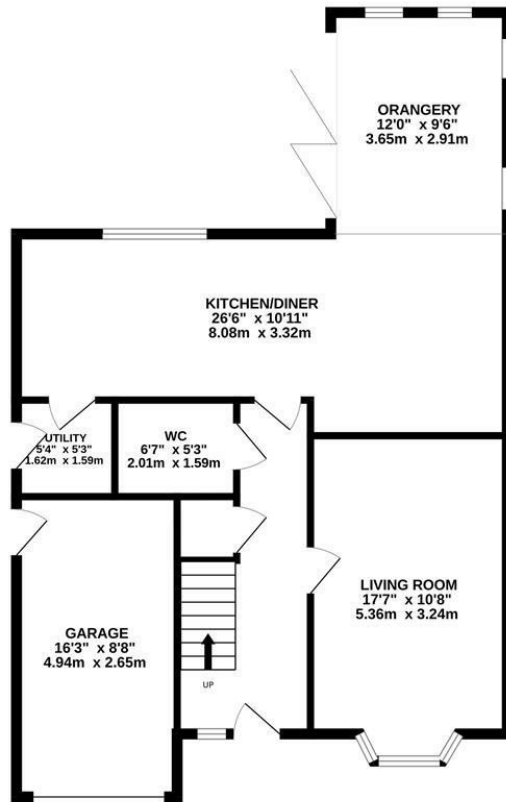
You can check and confirm the type of Broadband availability using the Openreach fibre checker

<https://www.openreach.com/fibre-checker>

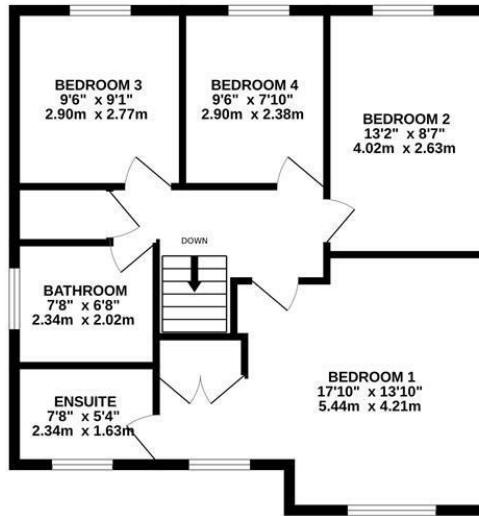
### Parking

Parking for the property is to the front with driveway for two cars and access to the garage.

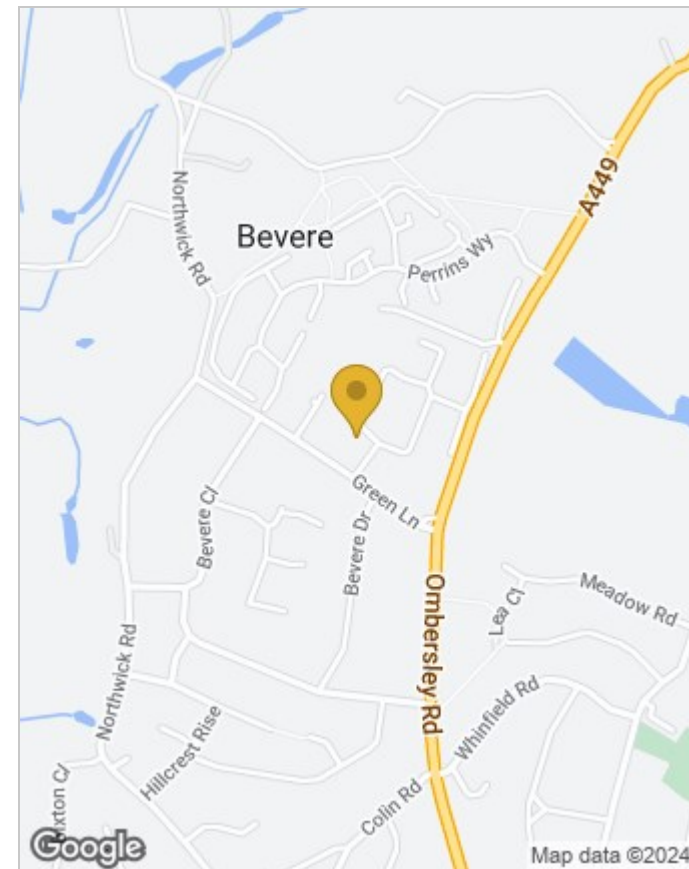
GROUND FLOOR



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			
(92 plus)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	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.