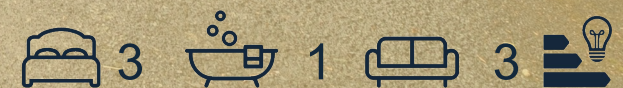




3 Earlsdon Road, Worcester, WR2 4PF
Guide price £499,500



Philip Laney & Jolly Worcester welcome to the market 3 Earlsdon Road. A charming three-bedroom family home located in the enviable and prestigious area of Hanbury Park, Worcester. This traditional house enjoys a highly regarded residential location, perfect for those seeking a peaceful and welcoming neighbourhood.

Upon entering, you are greeted by a spacious entrance hallway leading to a downstairs cloakroom, understairs storage and stairs rising to the first floor. There are two generous size reception rooms with a dining room to the front aspect and a living room to the rear, providing ample space for entertaining or relaxing with family. The kitchen breakfast room is perfect for enjoying morning meals with access to the feature rear garden.

One of the highlights of this property is the extended study on the ground floor, offering a dedicated space for remote work or personal projects or even to be used as an additional ground floor bedroom. The first floor provides three bedrooms that provide comfortable accommodation for a growing family or visiting guests plus a fitted shower room.

Outside, this home sits on a generous plot with substantial and well maintained lawned gardens both to the front and rear, with mature rose beds, well stocked borders and a vegetable patch. The substantial parking and garage provide convenience for multiple vehicles or extra storage space.

This property is offered with no onward chain, making it an attractive option for those looking to move quickly. Don't miss the opportunity to make this lovely house your new home in Worcester.

Entrance

Hallway

Radiator, ceiling light point. Stairs to first floor. Understairs storage cupboard. Carpet flooring

Cloakroom

Obscure double glazed window to front. Low level W.C., wash hand basin, radiator, ceiling light point and vinyl flooring.

Dining Room

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

Living Room

Radiator, double glazed patio door and side panels enjoying views over the garden. Picture rail and ceiling light point.

Kitchen

Double glazed window to rear, wooden wall and base units. Bowl and a half stainless steel sink and drainer. Tiled splash backs, work surfaces and spot lights on a ceiling mounted track. Space for electric cooker, space for fridge freezer. Vinyl floor and radiator. Oil fired CAMRAY 5 boiler providing central heating.

Rear Porch

Obscure double glazed door and obscure glazed side panel. Vinyl floor.

Study

Currently used as a study but could create an additional bedroom. Rear aspect and double glazed to rear garden. Ceiling light point. Radiator and shelving. Built in desk and unit.

First Floor Landing

Storage cupboard over stairs with shelving. Double glazed window to the front aspect. Ceiling light point. Airing Cupboard with immersion tank and shelving. Loft with boarding and pull down loft ladder.

Shower Room

Obscure double glazed window to the side. Walk in double shower cubicle, fitted with waterproof wall panels. Pedestal wash hand basin and low level W.C. Ceiling light point, heated towel rails. Shaver point and mirror.





Bedroom One

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

Bedroom Two

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

Bedroom Three

Double glazed window to side aspect, ceiling light point and built in storage cupboard.

Rear Garden

Initial patio area with extensive lawned area with mature and well stocked beds, fruit trees, walled borders and vegetable patch. Oil tank, gated side access and outside tap..

Garage

Up and over door, power and lighting. Space and plumbing for washing machine.

Drive / Parking

Tarmacadam driveway to the front. Lawned areas with mature rose borders enclosed by hedging.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : D

Worcester Council

<https://www.tax.service.gov.uk/check-council-tax-band/property/47241238>

<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).

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.

Tenure Freehold

We understand that the property is offered for sale Freehold.

Services

Mains electricity, 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.

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.

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.

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>

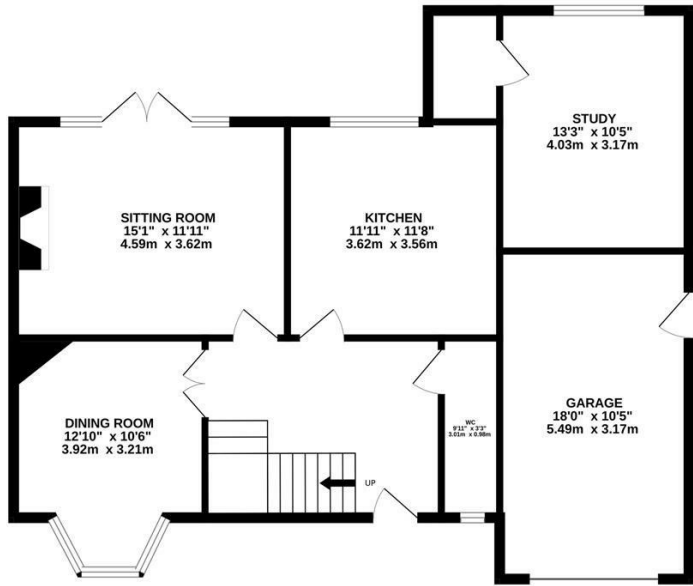
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

verifying ID

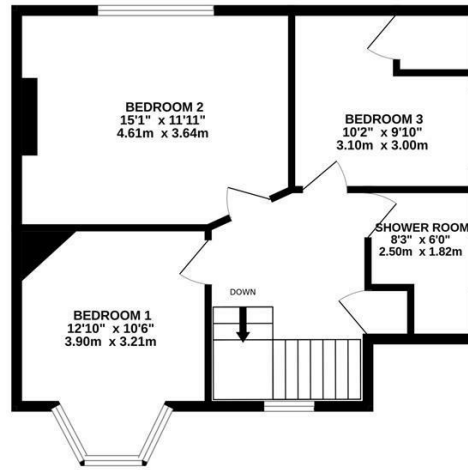
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, 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.



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.
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus)	A		
(01-01)	B		
(09-00)	C		
(05-00)	D		
(09-04)	E		
(01-00)	F		
(11-00)	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 firms employment has the authority to make or give any representation or warranty in respect of the property.