



Philip Laney & Jolly
the property professionals
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FOR SALE

MONTREAL CLOSE

1 Montreal Close, Worcester, WR2 4DZ
Guide price £340,000

3 1 1

A set of icons representing the property's features: a bed icon for 3 bedrooms, a bathtub icon for 1 bathroom, and a sofa icon for 1 living room. The numbers 3, 1, and 1 are placed to the right of their respective icons.

Philip Laney & Jolly Worcester welcome to the market a detached bungalow situated on an enviable corner plot in the desirable Lower Wick area of Worcester This bungalow presents a fantastic chance to create your dream living space, with the potential for cosmetic improvements allowing you to tailor it to your taste and style.

The property features an extended dining room or potential third bedroom, a comfortable living room, a functional kitchen, and two bedrooms and a bathroom. The extensive gardens to the front and rear of the property provide a serene outdoor space, perfect for relaxing or entertaining.

Convenience is key with ample parking and a garage, ensuring that you never have to worry about finding a parking spot. Offered with no onward chain, this bungalow is ready for you to make it your own and create lasting memories in a wonderful neighbourhood.

Don't miss out on this fantastic opportunity and schedule a viewing today and envision the endless possibilities this charming bungalow has to offer.

Entrance

Single glazed door to the side.

Hall

Loft hatch, electric wall mounted heater. Built in cupboard with hanging rail.

Living Room

Gas effect fire inset to brick built fireplace and hearth. Single glazed door and window overlooking the rear garden. Two ceiling light points.

Kitchen

Single glazed window to the rear and door opening to the side aspect. Wooden wall and base units. Bowl and a half sink and drainer. Tiled worktops. Four ring hob and Hotpoint oven. Space for fridge freezer. Tiled splash backs and ceiling light point.

Bedroom One

Single glazed window with secondary glazing. Ceiling light point and Dimplex electric heater.

Bedroom Two

Single glazed window with secondary glazing. Built-in wardrobe. Ceiling light point and Dimplex electric heater.

Dining Room / Bedroom 3

Two single glazed windows with secondary glazing. Ceiling light point and Dimplex heater.

Bathroom

Obscured single glazed window. Panelled bath, pedestal wash hand basin, low level W.C. Tiled walls. Airing Cupboard having water tank and shelving.

Parking

Tarmacadam driveway to the front providing parking for several cars. Gated access to additional parking and garage.





Outside

Extensive lawned to the front with a selection of borders.

Rear Garden

Patio area with lawned area mature borders plus a private covered seating area behind the garage. Outside tap and lighting.

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.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : C
Worcester Council

<https://www.tax.service.gov.uk/check-council-tax-band/property/56554238>

<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).

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.

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.

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.

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

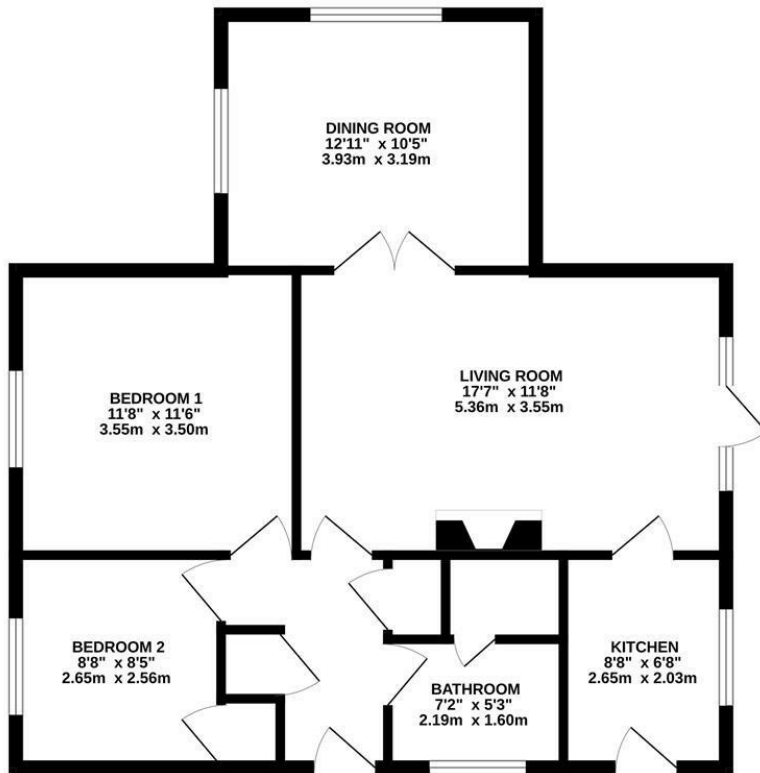
<https://www.openreach.com/fibre-checker>

Mobile Coverage

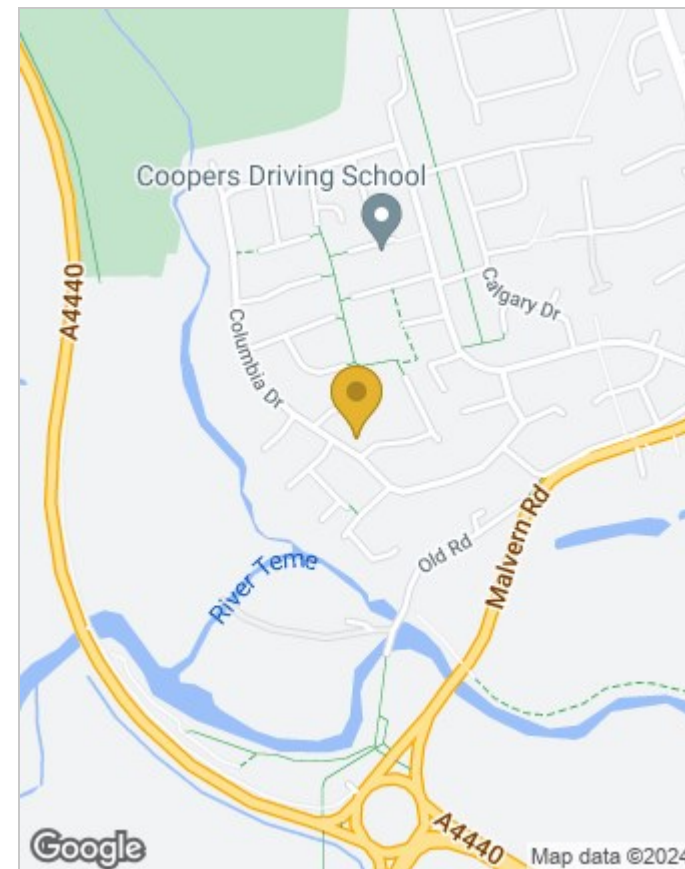
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

GROUND 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			
(81-91) B			
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.