



21 Harrison Gardens, Worcester, WR2 5UA
Guide price £350,000



Philip Laney & Jolly are delighted to bring to the market this wonderful detached family home nestled on the outskirts of Worcester. Built in 2020 by Persimmon Homes, this property boasts a modern and stylish design that is sure to impress.

As you step inside, you are greeted by a light and spacious living room, perfect for relaxing with family or entertaining guests. The kitchen diner is a focal point of the home, featuring modern wall and base units, a utility area, and a convenient WC.

Venturing to the first floor, you will find three inviting bedrooms, with the main bedroom offering the luxury of an ensuite shower room plus the main bathroom. The property benefits from an open outlook to the front overlooking greenery and trees.

The outdoor space is equally as impressive, with a pleasant rear garden providing the ideal setting for simply unwinding in the fresh air.

This property is a rare find, offering a peaceful location with beautiful surroundings and modern amenities. Don't miss out on the opportunity to make this house your home - with no onward chain.

Entrance Hall

Radiator. Ceiling light point. Stairs rising to the first floor. Doors off to:

Living Room

Double glazed window to front aspect. Double glazed French doors to rear garden. Two radiators. Ceiling light point.

Kitchen/Diner

Double glazed window to front aspect. Double glazed window to rear aspect. Modern wall and base units with work surface atop. Integrated cooker and hob with extractor over, fridge freezer and dishwasher. Two radiators. Ceiling light point and spot lights. Storage Cupboard.

Utility Room

Space for washing machine and tumble dryer with work surface atop. Ceiling light point. Radiator. Door to rear garden.

WC

Low level WC and pedestal wash hand basin. Ceiling light point. Extractor fan. Radiator Tiled Splashbacks.

Landing

Double glazed window to rear aspect. Radiator. Ceiling light point. Loft access. Storage cupboard.

Bedroom One

Double glazed window to rear aspect. Two radiators. Ceiling light point. Built in wardrobes.

En-Suite

Obscure double glazed window to front aspect. Shower cubicle with mains fed shower, pedestal wash hand basin and low level WC. Tiled splashbacks. Heated towel rail. Ceiling light point. Extractor fan.

Bedroom Two

Double glazed window to front aspect. Ceiling light point. Radiator.





Bedroom Three

Double glazed window to rear aspect. Radiator. Ceiling light point.

Bathroom

Obscure double glazed window to front aspect. Panelled bath with electric shower, pedestal wash hand basin and low level WC. Heated towel rail. Ceiling light point. Extractor fan. Tiled splashbacks .

Rear Garden

Secured with timber panel fencing the rear garden is laid mainly to lawn with planted borders and patio seating area. Gated side access to driveway.

Garage

Up and over door. Light and power.

COUNCIL TAX MHDC

We understand the council tax band presently to be : D

<https://www.tax.service.gov.uk/check-council-tax-band/property/11969901000>

Malvern Hills District Council

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

(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.

Parking

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

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.

Tenure Freehold

We understand 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.

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>

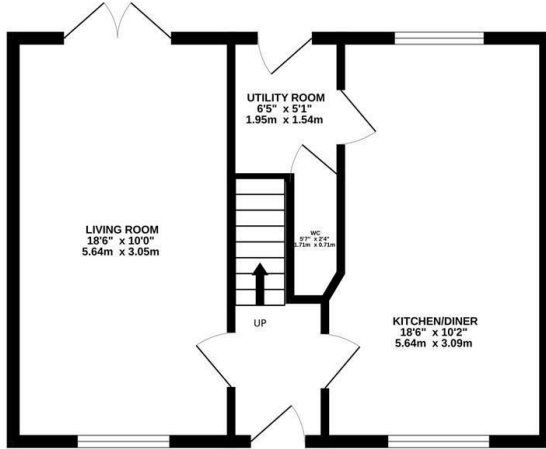
Mobile Coverage

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

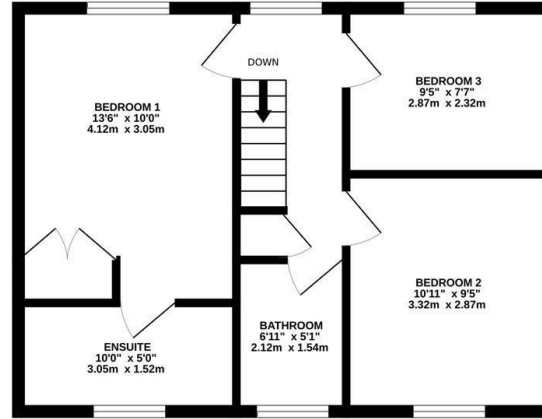
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



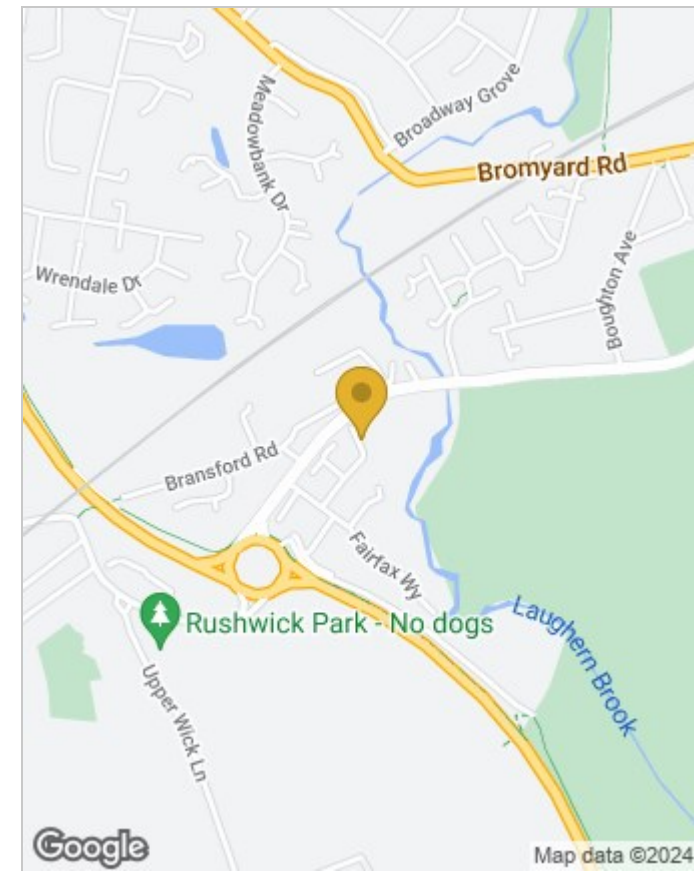
GROUND FLOOR



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			
02-10	A		95
11-15	B	84	
16-20	C		
21-25	D		
26-30	E		
31-35	F		
36-50	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.

30 College Street, Worcester, Worcestershire, WR1 2LS

Tel: 01905 26664 | Email: office@pljworcester.co.uk

www.pljworcester.co.uk