



99 Station Road, Worcester, WR3 7UW
Offers over £595,000



Philip Laney & Jolly Worcester offer to the market a stunning four bedroom, two bathroom property in the sought after village of Fernhill Heath. This extended and versatile family home offers a spacious living room, an extended kitchen breakfast and dining room that seamlessly flows into the rear garden through bi-fold doors - perfect for entertaining guests or enjoying a peaceful evening.

In addition to the generous living spaces, this property boasts an additional sitting room, an office for those who work from home, a convenient utility room, and a spare room for multiple uses. Upstairs, you'll find four double bedrooms, including an en-suite in the main bedroom, as well as a family bathroom for added convenience.

Step outside to discover a private oasis complete with a gas fire pit, an enclosed dog run, and a space currently set up for a swim spa (negotiable in the sale). The extensive lawned area to the side of the house is complemented by a substantial wooden shed, offering ample storage for all your outdoor needs.

Parking will never be an issue with a driveway at the front of the property that can accommodate several vehicles, all secured with gated access for peace of mind. Don't miss out on the opportunity to make this wonderful property your new home in the charming village of Fernhill Heath.

Hall

Composite front door, ceiling light point, wooden flooring, radiator and double doors to the Living Room. Oak door to the Study. Engineered oak flooring.

Living Room

Electric fire inset to stone hearth and surround. Double glazed window to the front with wooden shutters. Four wall light points, ceiling light point and two radiators.

Open Plan Dining Room

Dining Area
Having ceiling light point, vertical grey radiator and engineered oak flooring.

Kitchen Area

Extended in 2014
The kitchen has stunning double glazed bi-fold doors. Two Velux windows, granite blue pearl worksurfaces, white gloss wall and base units with deep soft closing draws. Integrated tall Hotpoint fridge freezer, Bosch microwave and Bosch warming tray taps. Fridge and dishwasher integrated to Island and bowl and a half sink and drainer. Bosch integrated hob, Bosch chrome hood. Underfloor heating for the kitchen area

Utility Area

Granite worktops continued, space and plumbing for washing machine, one and half bowl sink and drainer. Space for tumble dryer, double glazed window to the rear, engineered oak flooring, ceiling light and understairs store. Double glazed door to the side aspect.

Second Reception Room - Sitting Room

Double glazed patio doors with side panels to the side. Double glazed window to the front with fitted shutters, ceiling light point and engineered oak flooring.

Office

Radiator, double glazed to the front, ceiling light point and built-in storage. Oak door, shutters and engineered oak flooring.

Cloakroom

Tiled floor, basin, low level W.C. and ceiling light point. Obscure double glazed window to the side and radiator.

Study/Playroom

Double glazed to the rear aspect, double glazed door to the side. Six spot lights to ceiling, chrome box and grey vertical radiator. Kamdean underfloor heating.





Landing

Spot lights, divided staircase, two loft hatches to the boarded loft. Storage cupboard.

Bedroom One

Double glazed to the front and shutters. Radiator, ceiling light point and fitted with Sharp wardrobes.

En suite

Obscure double glazed to the rear, freestanding roll top bath, walk-in shower cubicle with rainfall shower attachment Low level W.C., porcelain tiled floor, five ceiling spot light points. Airing cupboard with Worcester combi boiler (fitted approx. 4 years ago) basin, tiled walls, glazed panel oak door and chrome heated towel rail.

Bedroom Two

Double glazed to the front with shutters, radiator and built-in wardrobe. Ceiling light point.

Bedroom Three

Double glazed to the rear, radiator, ceiling light point and useful storage space.

Bedroom Four

Double glazed to the front with shutters, ceiling light point and radiator.

Bathroom

Obscure double glazed to the rear. Bath with shower and glazed screen. Basin inset to the vanity unit. W.C. tiled wall and flooring Chrome heated towel rail. Four ceiling spot lights.

Additional storage cupboard

Former airing Cupboard.

Rear Garden

Accessed to the rear through the bi fold doors the private seating area is laid with Astro turf, raised patio area with gas fired patio heater and seating area. Wooden shed, and dog room accessed via the playroom.

Enclosed by timber panel fencing. Raised well stocked borders with area housing Arctic water swim spa available as a separate negotiation. Additional patio area laid with Indian slabs

Garden to the side with additional patio laid to Indian slate. Well stocked pond. extensive lawned area. Large shed with electric.

Front Of Property

Tarmacadam driveway provides ample parking and enclosed with metal intercom sliding gates Brick walling and timbe panel fencing. Two wall lights and external power point

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.

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.

COUNCIL TAX WYCHAVON

We understand the council tax band presently to be : F

Council Tax Band :

<https://www.gov.uk/council-tax-bands>

Wycharon 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.

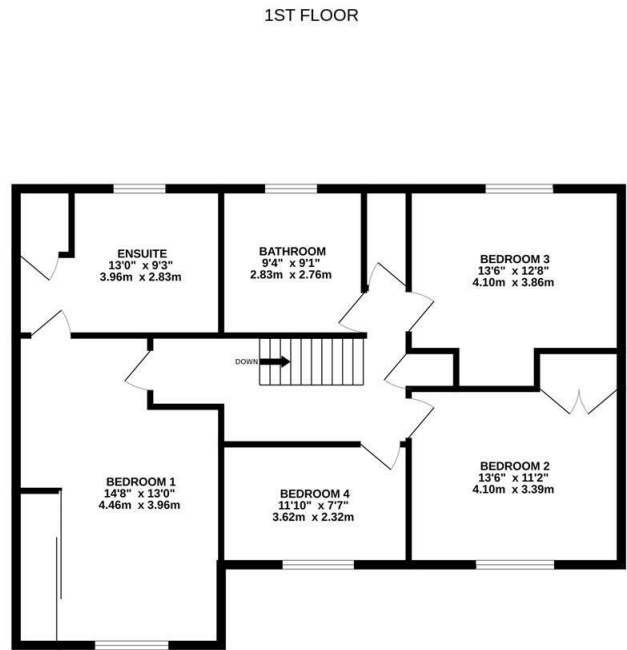
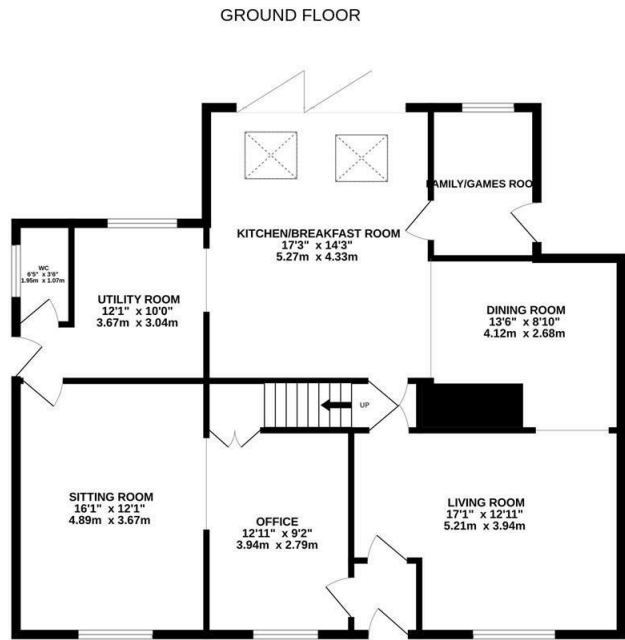
Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

Broadband

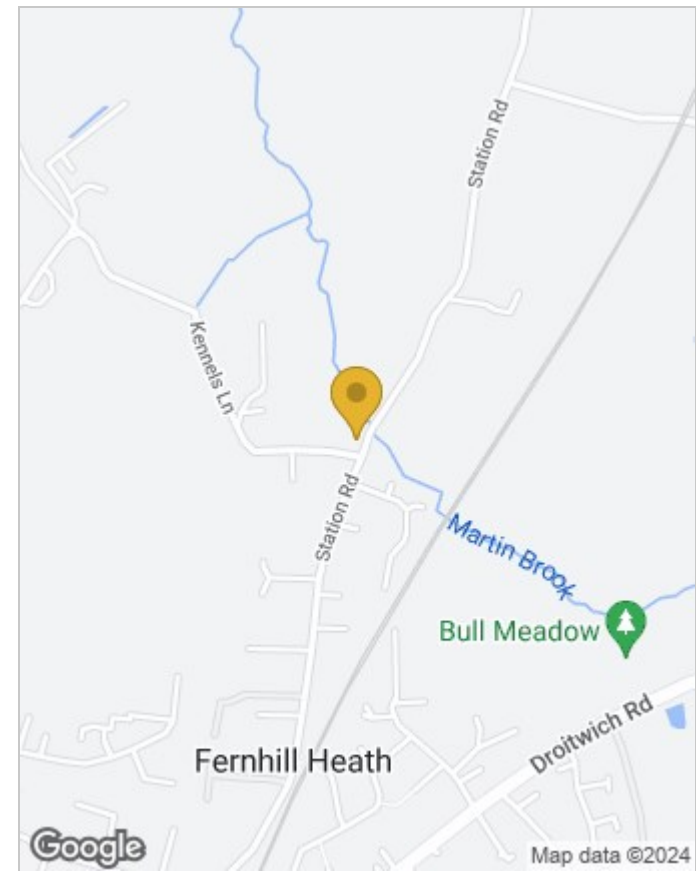
We understand Ultrafast Full Fibre Broadband currently is available at this property.

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

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



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 plus)	A		
(01-01)	B		
(09-00)	C		
(05-00)	D		
(09-04)	E		
(01-06)	F		
(11-02)	G		
Not energy efficient - higher running costs			
England & Wales		74	81
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.