



Philip Laney & Jolly
the property professionals
Worcester 01905 26664
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FOR SALE
www.pljworchester.co.uk

9 Northfield Close, Worcester, WR3 7XB
Guide price £350,000

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Philip Laney & Jolly Worcester welcome to the market 9 Northfield Close, Fernhill Heath, Worcester - a charming detached house that has been owned since new. Situated in a popular village location, this house occupies a most enviable and large plot creating the possibility to improve and extend, subject to local planning and building regulations offering great potential for a family looking to make a house their home

The kitchen, dining area, and utility room provide practical spaces for everyday living, while the garage and off-road parking add convenience to your lifestyle. This property enjoys a spacious living room that overlooks a large rear garden, perfect for relaxing and entertaining. To the first floor there are three good size bedrooms, and a bathroom providing ample space for a growing family.

Don't miss out on the chance to own this wonderful property with no onward chain. Embrace the potential of this generous and enviable plot, and envision the possibilities for creating a comfortable and welcoming family home within this well respected neighbourhood.

Inner porch

Obscure double glazed door with side panel on the side. Obscure single glazed to living room. Ceiling light point. Storage cupboard.

Dining Area

Double glazed window to front aspect. Ceiling light point. Stairs to first floor. Understairs cupboard.

Kitchen

Double glazed window to front aspect. Matching wall and base units. Space for electric cooker with extractor over. Space for undercounter Fridge. Karndean flooring- strip light. Tiled splashbacks. Cupboard housing warm air heating system.(see agents note)

Utility room

Obscure double glazed window to rear aspect. Wall and base units. Space and plumbing for washing machine. Space and plumbing for dishwasher. Door to WC and garage. Karndean flooring. Space for fridge/freezer.

WC

Obscure double glazed window to rear aspect. Low level WC. Ceiling light point. Karndean flooring.

Garage

Double glazed window to side aspect. Power and light. Consumer box. Remote roller door.

Living Room

Double glazed patio doors to garden with side panels. Double glazed windows to rear aspect. Fireplace with tiled surrounds and hearth.(see agents note)

Landing

Obscure double glazed window to side aspect. Ceiling light point. Loft access that is boarded and has loft ladder. Double doors open to the airing cupboard with shelving and hot water tank.

Bathroom

Obscure double glazed window to front aspect. Shower cubicle. Panelled bath. Low level WC. chrome heated towel rail. Wash and basin inset. Wall mounted mirror with light. Four ceiling spotlights.

Bedroom one

Double glazed window to front aspect. Ceiling light point. Built in wardrobe.

Bedroom two

Double glazed window to rear aspect. Ceiling light point.

Bedroom three

Double glazed window to rear aspect. Built in wardrobe/cupboard.

Rear garden

Gated side access leads to an extensive lawned area offering a larger than average plot inviting building extension subject to local building approval and regulations. The garden is well maintained with mature borders, wooden shed and enclosed by timber panel fencing.





Front Of Property

Lawn area to the front and driveway providing ample parking with access to the garage.

Agents Note

Please note the current heating system is warm air heating system that provides heating to the property but not hot water which is heated by an electric immersion tank.

COUNCIL TAX WYCHAVON

We understand the council tax band presently to be : D

Council Tax Band :

<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.

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>

Tenure Freehold

We understand subject to legal verification that the property is offered for sale Freehold.

Parking

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

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.

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.

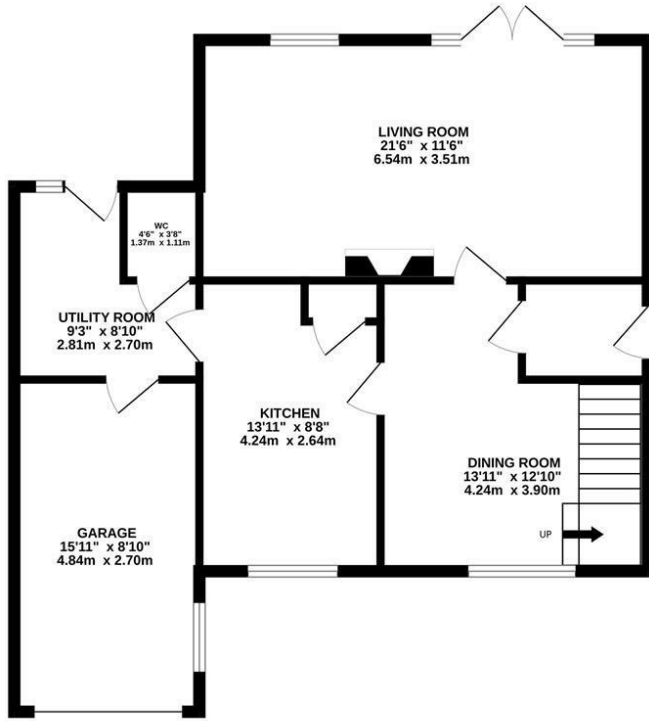
Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

Verifying ID

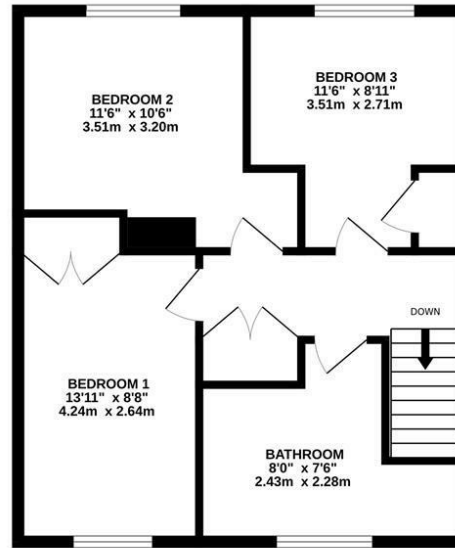
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport,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



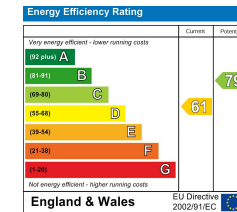
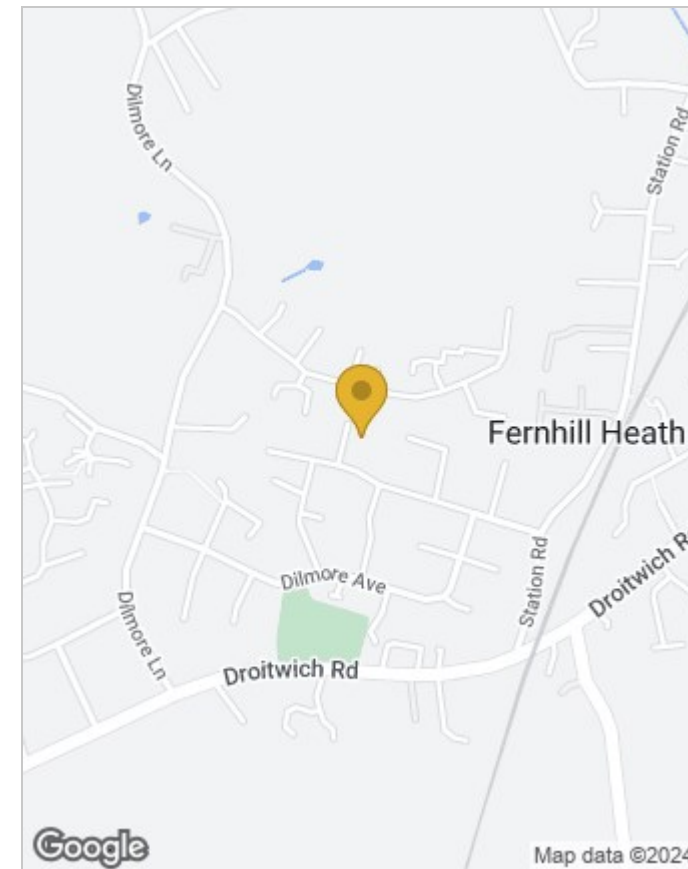
GROUND FLOOR



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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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.