



97 Bath Road, Worcester, WR5 3AE
Guide price £495,000

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Phillip Laney & Jolly are delighted to present this stunning Victorian property located on Bath Road in Worcester. This beautiful house boasts two/three reception rooms, five spacious bedrooms and two En-suites plus the family bathroom, providing ample space for all your needs.

As you step inside, you will be greeted by the immaculately presented interior that exudes charm and character. The light and airy accommodation creates a warm and inviting atmosphere, perfect for relaxing or entertaining guests. One of the highlights of this property is its convenient location within walking distance to the city centre. You'll have easy access to all the amenities, shops, and restaurants that Worcester has to offer, making it a prime spot to call home. Outside, you'll find pleasant front and rear gardens, ideal for enjoying a morning coffee or hosting summer gatherings. The Victorian charm of the property is further enhanced by its character features, adding a touch of elegance to the whole property.

Don't miss out on the opportunity to own this delightful house in a sought-after location. Whether you're looking for a family home or a place to entertain friends, this property has it all. Book a viewing today and experience the beauty and comfort this home has to offer. EPC Grade D Council Tax Band D Tenure - Freehold

Front

Patio path leading up to the entrance door with lawn either side and a stoned seating area.

Entrance Hall

Two ceiling light points. Radiator. Entrance door with side panels. Doors off to:

Living Room

Double glazed, sash bay windows. Feature fireplace. Radiator. Ceiling light point.

Dining Room

Double glazed French doors to garden. Feature fireplace. Radiator. Ceiling light point.

Kitchen/Diner

Windows to side aspect. Double glazed side door. Double glazed French doors to rear garden. Modern units with work surface on top. Integrated fridge freezer, washing machine, dishwasher, two cookers and hob with extractor over. Two bowl sink and drainer. Tiled splashbacks. Tiled floor. Four ceiling light points. Radiator.

Downstairs WC

Ceiling light point. Low level WC and wall mounted wash hand basin with tiled splashbacks.

Cellar

Light and power.

Landing

Built in cupboard. Five ceiling light points. Two radiators. Stairs to second floor.

Bedroom One

Double glazed sash windows to front aspect. Ceiling light point. Radiator.





En-suite

Double glazed sash window to front aspect. Shower cubicle with mains fed shower, pedestal wash hand basin and low level WC. Tiled splashbacks and floor. Spot lights. Heated towel rail.

Bedroom Three

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

Bedroom Four

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

Bedroom Five / Office

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

Bathroom

Obscure double glazed window. Tiled panel bath with mixer tap, wash hand basin atop vanity unit and low level WC. Tiled floors and walls. Spot lights. Heated towel rail.

Second Floor Landing

Ceiling light point. Built in wardrobe.

Bedroom Two

Double glazed window to rear aspect. Two double glazed Velux windows to front aspect. Radiator. Spot lights.

En-Suite

Double glazed Velux window to front aspect. Shower cubicle with electric shower, pedestal wash hand basin and low level WC. Heated towel rail. Spot lights. Tiled splashbacks.

Rear Garden

Secure with fencing there is an initial patio seating area with path leading down the garden to an additional seating area at the bottom with the area in between laid to lawn. Gated access to Bolston Road.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : D

Worcester Council

<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.

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.

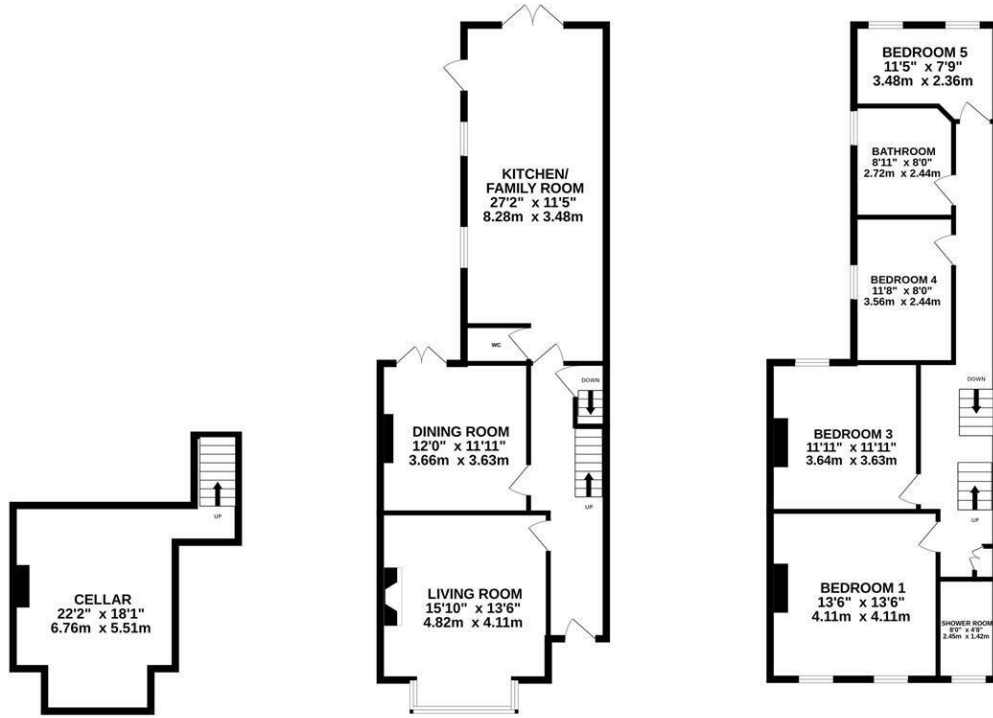


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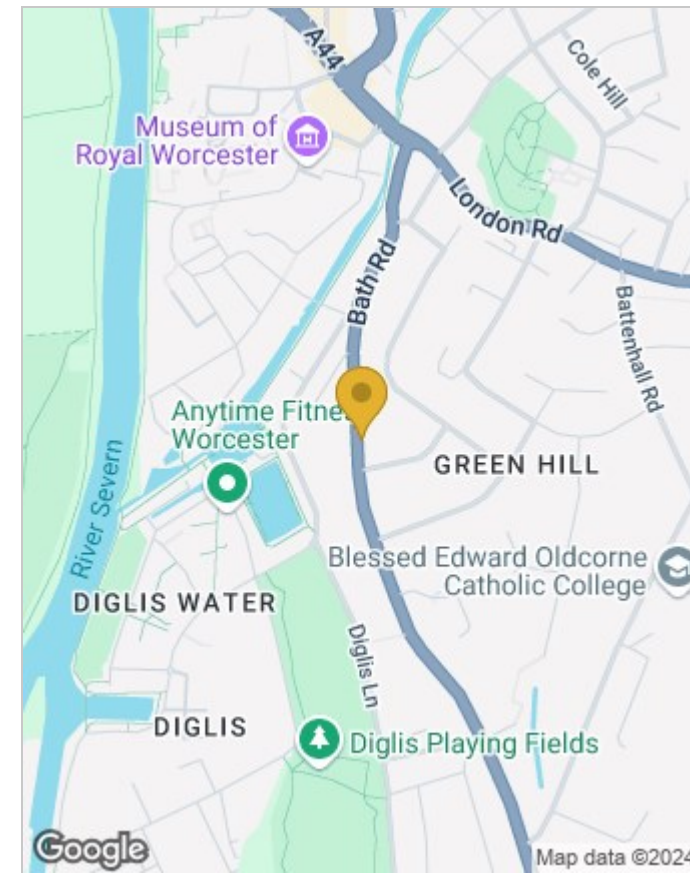
GROUND FLOOR

1ST FLOOR

2ND 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		82
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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