



389 Astwood Road, Worcester, WR3 8HB  
Guide price £320,000

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**\*\* SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL \*\***

Philip Laney & Jolly Worcester welcome to the market 389 Astwood Road. This charming three-bedroom semi-detached dormer bungalow occupies a generous plot and invites further enhancement. The property enjoys a convenient location close to the City centre and offers a perfect blend of comfort and accessibility.

As you step inside, you are greeted by two spacious double bedrooms on the ground floor, providing ample space. The dining area is perfect for enjoying meals whilst providing access to the first floor and the extended living room offers stunning views of the sizable and well-stocked rear garden.

Upstairs, a fabulous double bedroom in the dormer awaits, complete with a useful loft space for storage or reconfigure to suit your needs. The kitchen with a utility area is ideal for culinary enthusiasts, offering a practical space.

With parking available for several vehicles plus a garage, the practicality of this property is further enhanced. The absence of an onward chain simplifies the buying process while the central heating and double glazing ensure comfort and efficiency.

Don't miss the opportunity to make this bungalow your new home.

#### **Entrance**

Upvc entrance door. Wood effect laminate flooring, obscure double glazed window to the front aspect, radiator and ceiling light point.

#### **Kitchen**

Wooden door to the side aspect, UPVC double glazed window to the side aspect, range of base and wall units with built-in oven and microwave, Built-in Electrolux dishwasher, Bosch induction hob and integrated fridge freezer. Vinyl floor and ceiling spot light.

#### **Utility Area /Boiler Room**

Wall mounted Worcester combination boiler.

#### **Dining Area**

Upvc window to the front aspect, stairs to the first floor.

#### **Living Room**

Upvc double glazed window to the rear aspect, electric coal effect fire, four wall light points, radiator and views to the garden.

#### **Inner Hall**

Built-in storage cupboards (former airing cupboard) with shelving.

#### **Bedroom One**

Double glazed bay window to the front, built-in wardrobe, dressing table and drawers. Ceiling spot lights.

#### **Bedroom Two**

Double glazed to the rear aspect, radiator, wood effect flooring, ceiling light and built in wardrobe.

#### **Bathroom**

Obscure double glazed to the side aspect, 'P' shaped bath with mixer tap. Mira shower over with curved glazed screen. Pedestal wash hand basin, low level W.C. Tiled floor and tiled walls, vanity cabinet, chrome heated towel rail and ceiling light point.

#### **Bedroom Three**

SEE AGENTS NOTE

Double glazed window to the rear with tilt and opening mechanism. Built-in storage and ceiling light point, door to extensive roof storage/loft that is insulated and has lighting. Radiator.





#### Outside

To the front there is a block paved driveway to the front and side, Please note restricted car width to the garage. Gated access to the rear. Outside tap. To the rear there is an initial patio area leading to an extensive rear garden with mature well stocked borders and a small pond. Enclosed by hedging and timber panel fencing.

Garage with up and over door to the front and a door to the side

#### 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 WORCESTER

We understand the council tax band presently to be : C

Worcester Council

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

<https://www.tax.service.gov.uk/check-council-tax-band/property/38081238>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

#### 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.

#### 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.

#### Agents Note

The extension to the rear was carried out aprox 1959 and the dormer in 1970. Due to these dates the vendor does not have building completion certificates and all interested parties should be aware of this and review before taking any transactional decision

#### 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:

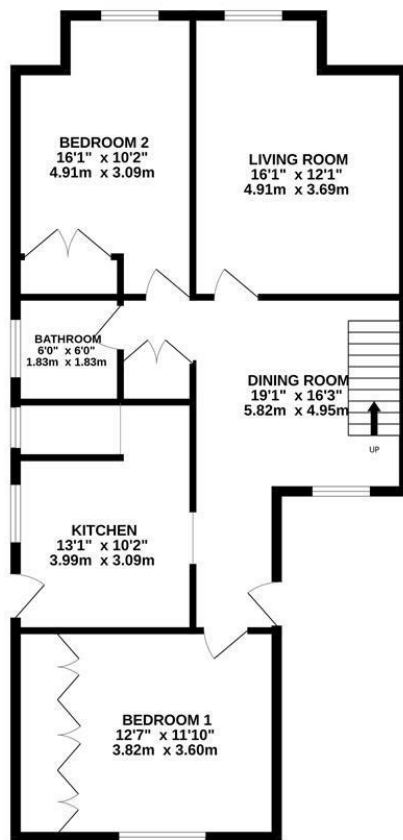
<https://www.openreach.com/fibre-checker>

#### Mobile Coverage

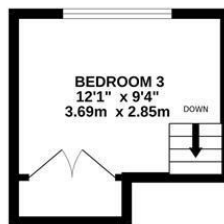
Mobile phone signal availability can be checked via Ofoom Mobile & Broadband checker on their website.

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

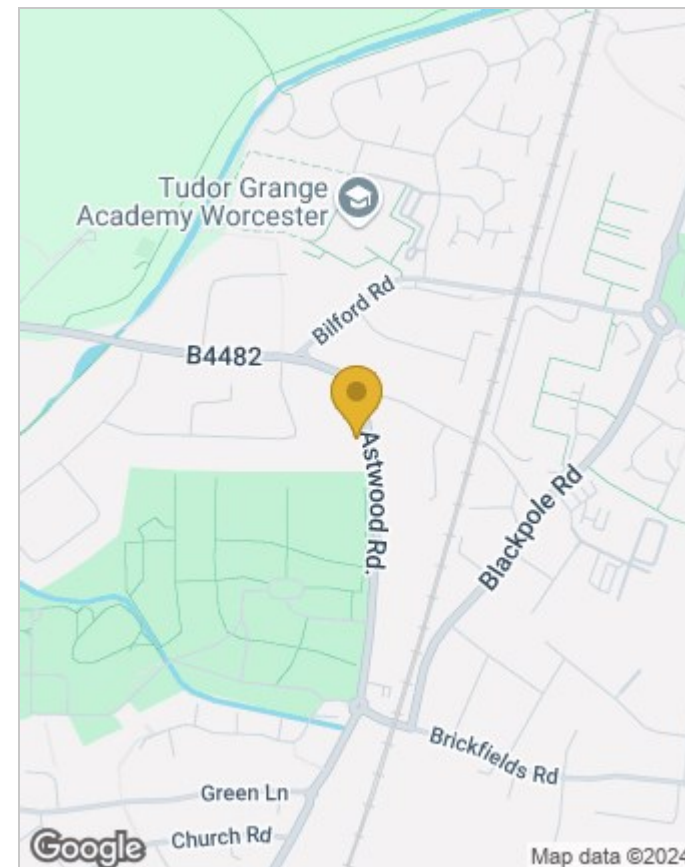
GROUND FLOOR



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)	A		88
11-15(B)	B		
16-20(C)	C		
21-25(D)	D	66	
26-30(E)	E		
31-35(F)	F		
36-50(G)	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.