

Philip Laney & Jolly



22 Albert Road, Worcester, WR5 1EB
Offers over £260,000

3 1 2 E

Philip Laney & Jolly are pleased to present Albert Road, Worcester - a charming location for this semi-detached Victorian property. This characterful family home that is offered with no onward chain provides two reception rooms, kitchen/breakfast room, three bedrooms, a bathroom and a shower room offering versatile accommodation throughout.

Upon entering, you'll be greeted by spacious living areas that provide the perfect setting for entertaining. The large, generous garden is a rare find in the heart of the city and this property provides a blank canvass offering plenty of outdoor space for gardening, playtime, or al fresco dining.

The property invites cosmetic improvements throughout to create a wonderful period property with unique outdoor space and PLJ Worcester encourage a viewing today and start envisioning the endless possibilities that this property has to offer.

Council Tax Band C Tenure Freehold EPC Grade E

Entrance

Wooden front door opens to:

Inner Porch

Ceiling light point and tiled floor.

Hall

Radiator, ceiling light point and stairs to first floor.

Living Room

Double glazed bay window to the front aspect. Fireplace with tiled hearth and mantle. Ceiling light point and radiator.

Dining Room

Floor to ceiling double glazed window to the rear aspect, ceiling light point and radiator.

Inner Hall

Walk-in understairs cupboard.

Kitchen

Two double glazed windows to the side aspect, range of base and wall units, Creda electric cooker, worksurfaces with inset stainless steel sink and drainer. Space for washing machine, lino floor covering, radiator and ceiling light point.

W.C.

Glazed window to rear, low level W.C. and ceiling light point.

Pantry/Store

Glow worm boiler. Single glazed window to side, space for freezer and ceiling light point.

Landing

Access to the loft

Bedroom One

Two double glazed windows to the front aspect. Radiator and ceiling light point.

Bedroom Two

Double glazed to rear aspect, ceiling light point and radiator.

Bathroom

Obscure double glazed window to the side, pedestal wash hand basin, heated towel rail, panelled bath with part tiled walls. Ceiling light point.

Bedroom Three

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

Shower Room

Obscure double glazed to the side, ceiling light point, low level W.C. radiator and Shower cubicle

Airing Cupboard

Shelving and hot water tank.





Rear Garden

A most spacious area to the rear with larger than average garden. Initial block paved area with mature borders and lawned area. Enclosed area to the rear with mature fruit trees. There is a garden/work room to the rear of the property that has a window to the side aspect and power and lighting,

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : C

Worcester Council - <https://www.tax.service.gov.uk/check-council-tax-band/property/37365238>

<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.

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.

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.

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.

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>

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:

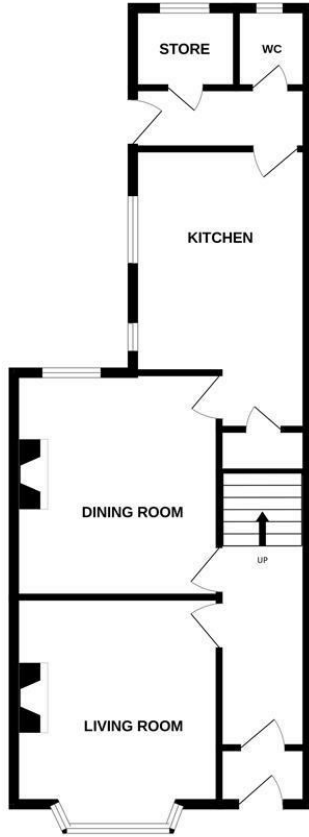
<https://www.openreach.com/fibre-checker>

Parking

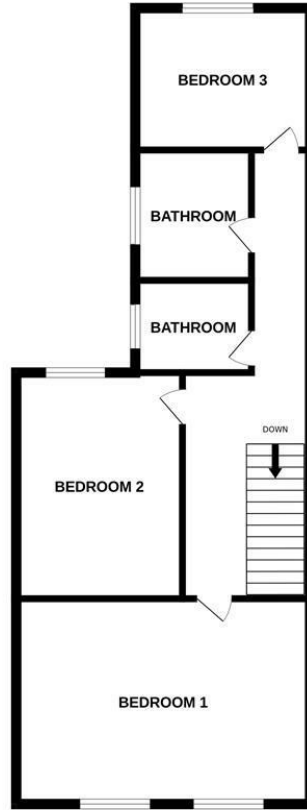
Parking for the property is on the road.



GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.

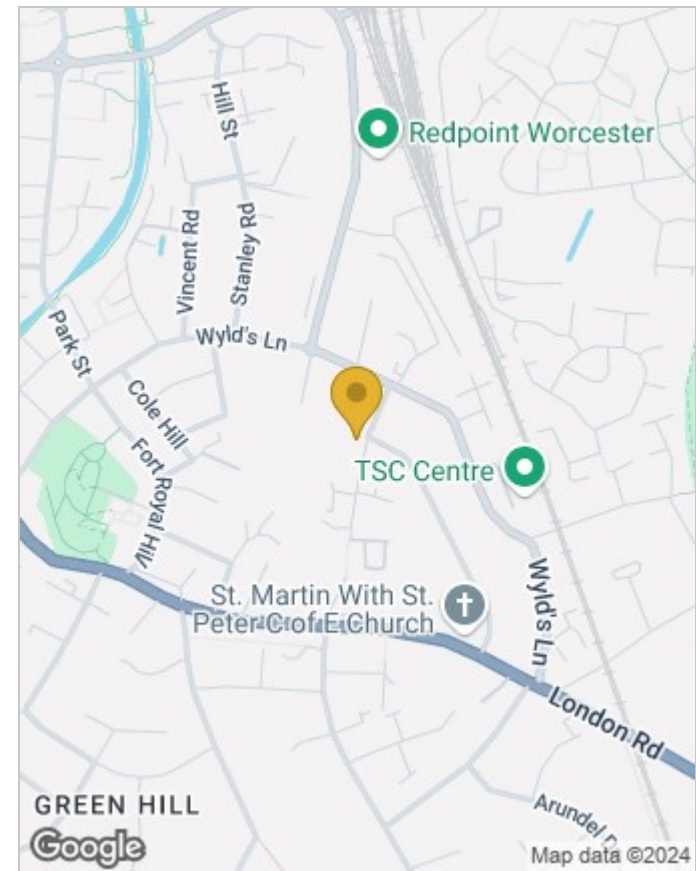


1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.5 sq.m.) approx.

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		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(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.