



29 Cornmeadow Green, Worcester, WR3 7PN
Guide Price £300,000



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

We are delighted to present this wonderful property located on Cormeadow Green in the sought-after and popular area of Claines, Worcester. This delightful house boasts three bedrooms, making it perfect for a professional couple, family or those looking to downsize.

As you step inside, you'll be greeted by a spacious lounge/diner, ideal for entertaining guests or simply relaxing with your loved ones. The layout of the house offers a seamless flow from room to room, creating a warm and inviting atmosphere throughout.

The property enjoys a private rear garden, providing a great outdoor space where you can unwind after a long day or enjoy a morning coffee in the fresh air. It also boasts a wider than average garage providing excellent storage space or potential to convert to create additional downstairs living space (subject to relevant planning permissions and building regulations).

Located in a popular location, this house offers not just a place to live, but a community to be a part of. With amenities, schools, and green spaces nearby, you'll have everything you need right at your doorstep.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm of Cormeadow Green for yourself.

Hall

Ceiling light point. Radiator. Stairs rising to first floor.

Lounge/Diner

Double glazed windows to the front and rear aspects. Two Radiators. Three ceiling light points. Feature fireplace with gas fire inset.

Kitchen

Double glazed window to rear aspect. Matching wall and base units with work surface on top. Integrated cooker and hob with extractor over. Space for fridge and washing machine. Stainless steel sink and drainer. Understairs pantry cupboard. Spot lights.

Landing

Obscure double glazed window to side aspect. Loft hatch. Ceiling light point. Doors off to:

Bedroom One

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

Bedroom Two

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

Bedroom Three/Office

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

Bathroom

Obscure double glazed window to rear aspect. Panelled bath, pedestal wash hand basin and low level WC. Ceiling light point. Radiator.

Rear Garden

Secure with timber panel fencing. Patio seating area and lawn with planted borders. Gated side access.

Garage

Obscure double glazed window. Door to front and door to rear garden. Up and over door. Light and power.





COUNCIL TAX WORCESTER

We understand the council tax band presently to be : C

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.

Parking

Parking for the property is via the driveway to the front.

Broadband

We understand currently Superfast Fibre Broadband is available at this property.

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

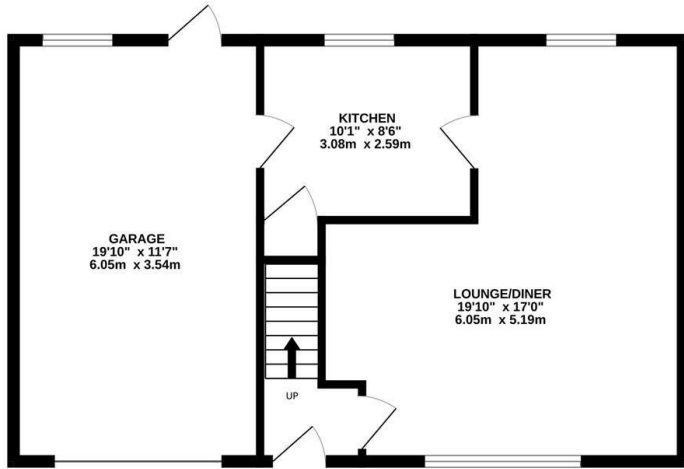
<https://www.openreach.com/fibre-checker>

Mobile Coverage

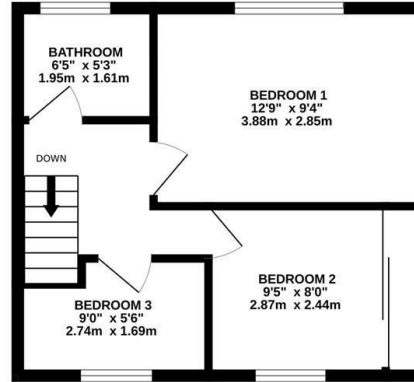
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

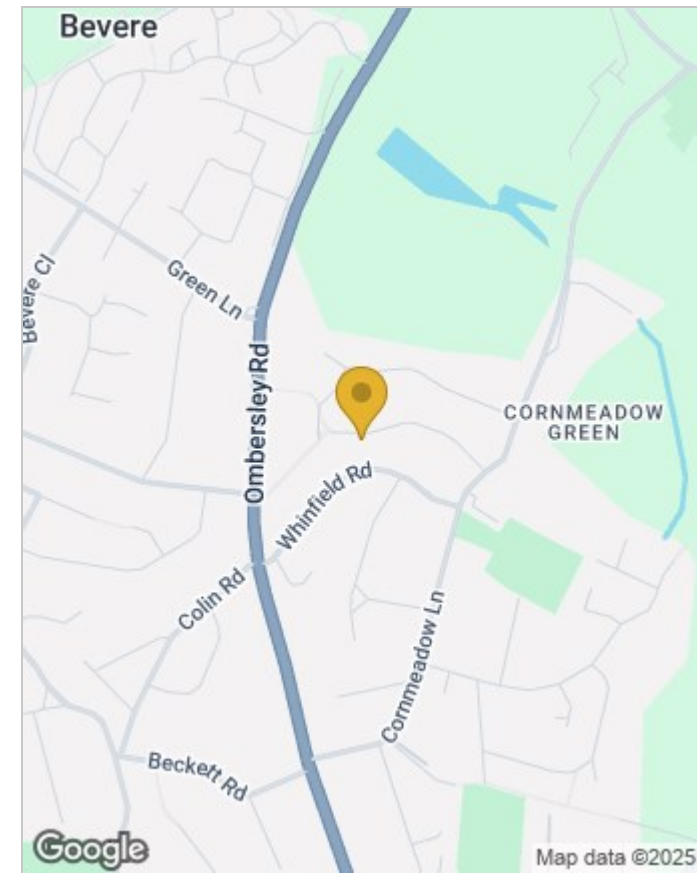
GROUND FLOOR



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		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(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 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

30 College Street, Worcester, Worcestershire, WR1 2LS

Tel: 01905 26664 | Email: office@pljworcester.co.uk

www.pljworcester.co.uk