



61 Langdale Drive, Worcester, WR4 9DW
Guide price £200,000



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

PLJ Worcester are pleased to offer this well presented THREE bedroom terraced family home located East of the City Centre convenient for local amenities and the M5 motorway network. The accommodation provides entrance porch opening to kitchen diner with a range of wall and base units, gas hob, oven and under stairs storage cupboard. The utility room has space and plumbing for washing machine and door opening to the pleasant rear garden. The living room has a gas effect fire with wooden surround and opens to the conservatory overlooking the rear garden. To the first floor there are three bedrooms all benefiting from a built in storage cupboard, airing cupboard housing Worcester boiler, separate WC, shower room comprising shower cubicle and pedestal wash hand basin. The bloc paved driveway provides ample off road parking to the front. The rear garden is enclosed by timber panel fencing with an initial area laid to astro turf, for ease of maintenance, with step to patio area and a further lawned area. There is a good sized garden shed providing useful storage. The property benefits further from double glazing, gas central heating and is offered with no onward chain. EPC Grade C

Inner Hallway

Entrance door, window to front, opening to dining area:

Kitchen

Opening to: Wall and base units, gas hob and oven, dining area, window to rear, stairs and under-stairs storage, door to:

Living Room

Gas effect fire, wooden surround, bow window to front, sliding doors to conservatory:

Conservatory

Double doors to garden:

Utility Room

Space and plumbing for washing machine, window to side, door.

Landing

Door to storage cupboard housing Worcester Bosch Boiler:

Bedroom One

Double glazed window to front, over-stairs storage cupboard.





Bedroom Two

Built in furniture and wardrobes, built in over-stairs storage cupboard. Window to front, door to Storage cupboard:

Bedroom Three

Window to rear, built in storage cupboard.

Shower Room

Shower cubicle, fully tiled walls, pedestal wash hand basin, window to rear.

WC

Low level W.C., window to rear.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : B

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 Ultrafast Full Fibre Broadband is available at this property.

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

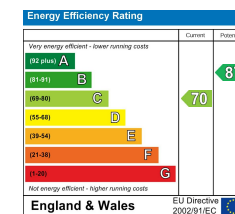
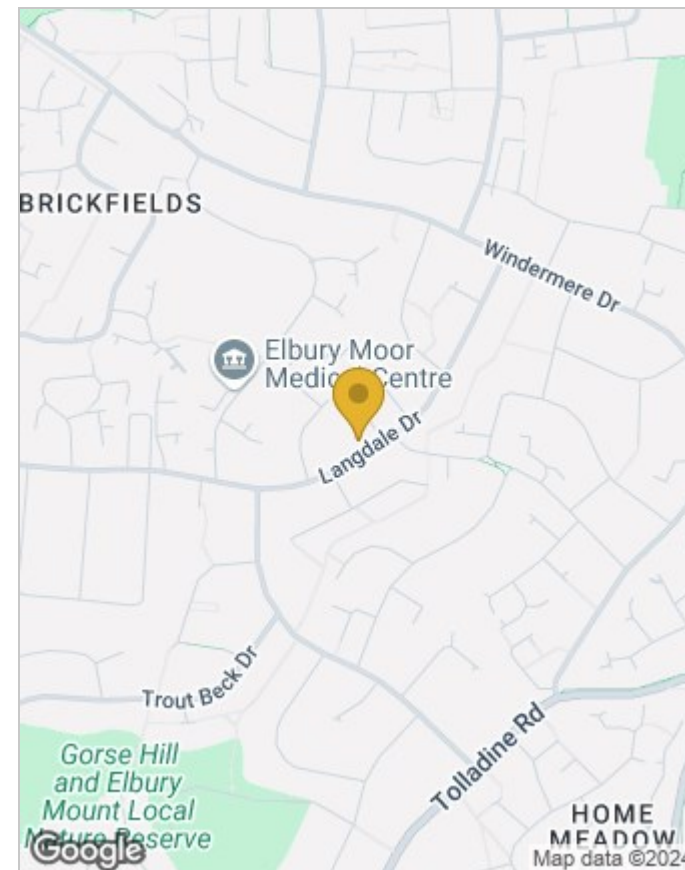
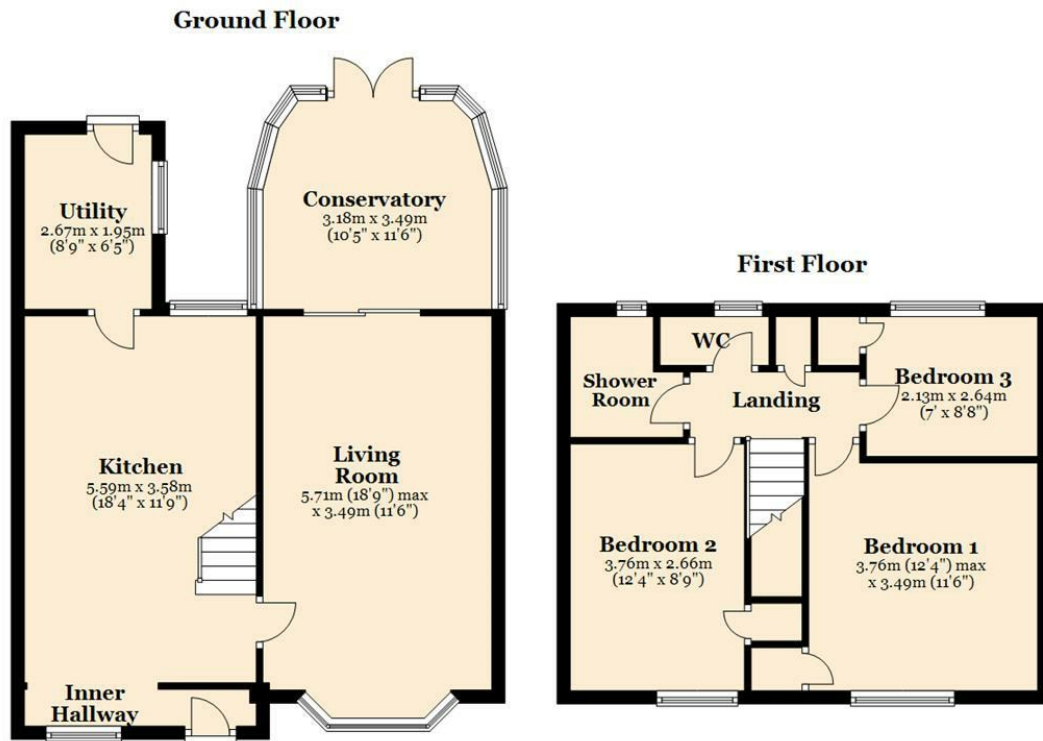
<https://www.openreach.com/fibre-checker>

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>





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.