



21 Green Lane, Worcester, WR2 6SH
Guide Price £320,000



**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL ****
Philip Laney and Jolly Worcester welcome to the market 21 Green Lane located in the charming village of Lower Broadheath, Worcester. This semi-detached home is a delightful family home waiting to be transformed offering an open plan front and rear reception, downstairs WC, three bedrooms, and a bathroom providing ample space for comfortable living.

Upon entering, you are greeted by a well-appointed interior that is ready for a modern touch. The extended kitchen diner provides a perfect space for family meals and entertaining guests. The ground floor features a bedroom, while the second floor offers two additional bedrooms and a bathroom, along with convenient storage space on the landing.

Outside, this property does not disappoint. With a garage, a private rear garden, and off-road parking, there is no shortage of space for outdoor activities and vehicle storage. The double glazing and gas central heating ensure comfort all year round.

This property presents a fantastic opportunity for those looking to create their family home in a sought-after location. Don't miss out on the chance to make this house your own - with no onward chain, the possibilities are endless.

EPC: D Council Tax Band C Tenure - Freehold

Entrance Hallway

UPVC double glazed front door, laminate flooring, two ceiling light points and radiator. Understairs storage cupboard, stairs rise to the first floor.

WC

UPVC obscure window to the side, low level WC, tiled floor, ceiling light point and corner mounted wash hand basin.

Bedroom Three

UPVC double glazed window to the front aspect, obscure double glazed window to the side, radiator and ceiling light point.

Kitchen/Diner

Extended kitchen diner comprising a range of wall and base units with breakfast bar, four ring gas hob, space and plumbing for washing machine, Indesit built in oven, space for fridge freezer. The dining area enjoys patio doors opening to the garden with an additional door to the rear and double glazed window. Tiled floor and wall mounted Glow Worm heating system.

Living/ Dining room

Extensive light and spacious area with the living area enjoying a rear aspect outlook with double glazed patio doors opening to the garden with side panels. Ceiling light point, radiator and stone fireplace with hearth and electric fire inset. Opening to Dining area with double glazed window to the front aspect, radiator and ceiling light point.

Landing

Obscure double glazed window to the side aspect, access to the loft and door to all first floor rooms. Storage cupboard with light and access to additional eaves storage.

Bedroom One

Double glazed window to the front aspect, radiator and ceiling light point.

Bedroom Two

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

Bathroom

Obscure double glazed window to the front aspect, panelled bath with mixer tap shower attachment, pedestal wash hand basin, low level WC, separate shower cubicle, storage cupboard with light point and shelving, shaver light point, radiator and ceiling light point.





Garage

Up and over door, single glazed window to the rear, door to garden, power and lighting.

Rear Garden

Private rear garden overlooking allotments to the rear. Initial patio area leading to the remaining area being laid to lawn. Enclosed by timber panel fencing with gated access to the side aspect and garage. Rear light Tarmac driveway to the side with lawned area to the front aspect.

COUNCIL TAX MHDC

We understand the council tax band presently to be : C

Malvern Hills District Council

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

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

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.

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>

Parking

Parking for the property is to the side with driveway and access to garage.

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.

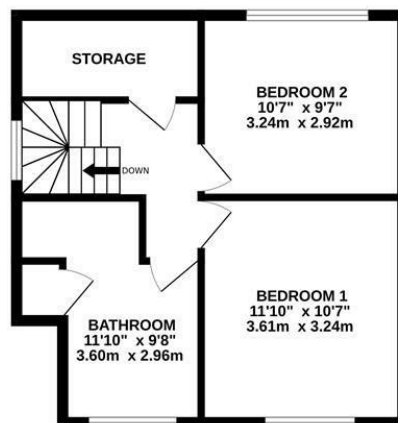
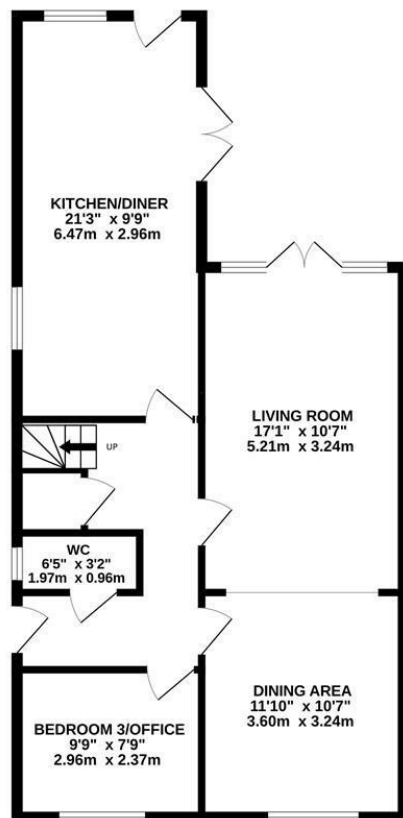
Broadband

We understand currently Superfast Broadband is available at this property.

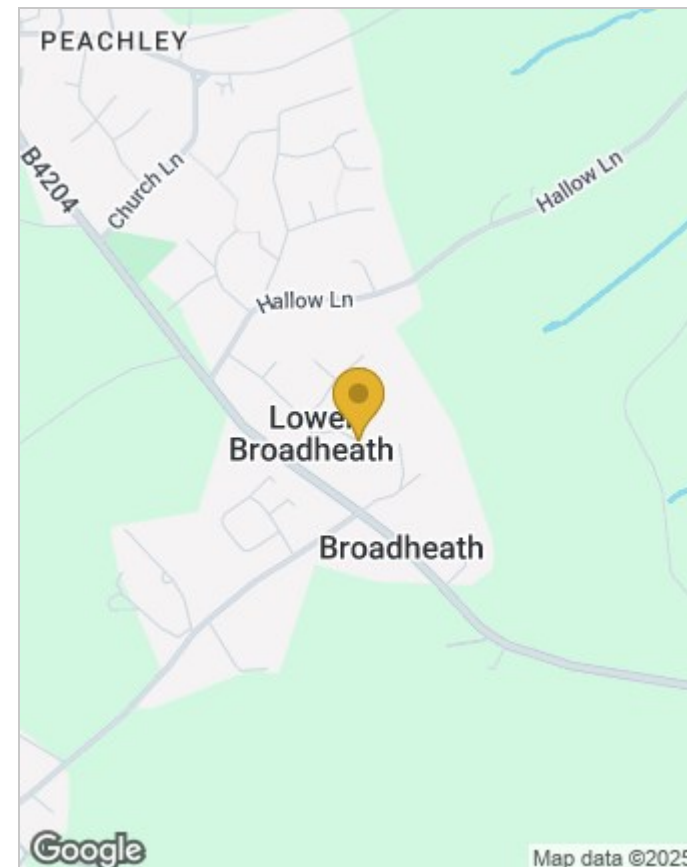
You can check and confirm the type of Broadband availability using the Openreach fibre checker:

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





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	Possible
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		67
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.