

Philip Laney & Jolly



10 Pollard Court Basin Road, Worcester, WR5 3GB
Guide price £280,000



**** 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 10 Pollard Court, a three storey FREEHOLD townhouse. Nestled in the sought-after residential area of Diglis, this modern three-storey townhouse on Basin Road is a must view. Enjoying three well-proportioned double bedrooms - including one with a charming balcony and the main bedroom with a walk in en-suite and built in wardrobes. This property offers ample space for a growing family or those who love to entertain.

The ground floor welcomes you with a spacious lounge/diner opening to the enclosed rear garden. The well-equipped kitchen is fitted with contemporary units and a range of quality contemporary appliances. Convenience is key with a downstairs WC for guests.

One of the standout features of this property is the two allocated parking spaces, ensuring you never have to worry about finding a spot after a long day. Additionally, the enclosed rear garden provides an outdoor space where you can unwind and enjoy some fresh air.

Whether you're looking for a place to call home or an investment opportunity, this townhouse offers a blend of comfort, style, and practicality. Don't miss the chance to make this property your own and experience the best of Worcester living.

Kitchen

Composite Front Door opens to the Kitchen. Double glazed window to the front aspect. Range of wall and base units, tiled floor, bowl and a half sink and drainer. Ceiling spot lights. Integrated washing machine, Integrated fridge/freezer, Bosch oven, cooker extractor and built in Baumatic microwave. Granite effect work surfaces, tiled splash backs and wall mounted Potterton boiler. Stairs to the first floor.

Cloakroom

Low level W.C. Chrome heated towel rail, wash basin inset to a vanity unit. Tiled floor and ceiling spot light and extractor.

Living / Dining Room

Double glazed door to the rear, double glazed window to the rear. Two radiators, three ceiling light points and built-in storage cupboard with light.

Landing

Radiator, ceiling light point and door to airing cupboard housing Mega flow cylinder.

Stairs to Second Floor

Bedroom Two

Double glazed window to the front aspect. Patio doors to the balcony. Built-in wardrobe. Ceiling light point and radiator.

Bedroom Three

Two double glazed windows to the rear. Two radiators and ceiling light point.

Bathroom

Panelled bath, glazed side shower over, radiator, low level WC, wash hand basin and ceiling spot lights plus shaver point.

Second Floor Landing

Landing area with built-in storage.

Bedroom One

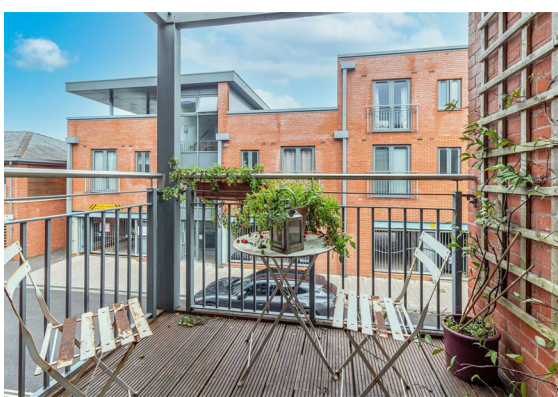
Double glazed window to the front access, built in wardrobe, radiator, access to roof space and open access to en-suite.

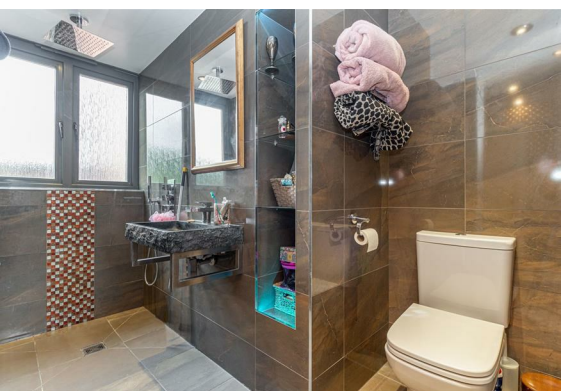
Ensuite

Obscure double glazed to the rear, fully tiled walls. Rainfall shower, heated towel rail. Built-in shelves. Low level W.C. and ceiling spot light to the ceiling.

Rear Garden

Private low maintenance area laid to patio. Gated access to the parking area. Enclosed by timber panel fencing. Outside tap.





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.

Tenure Freehold

We understand that the property is offered for sale Freehold.

PLEASE NOTE THERE IS A MANAGEMENT FEE OF £45 PER MONTH PAYABLE .

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 : D
 Worcester Council - <https://www.tax.service.gov.uk/check-council-tax-band/property/6317026000>
<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).

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>

Parking

Parking for the property is to the rear with the benefit of two allocated parking spaces.

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.

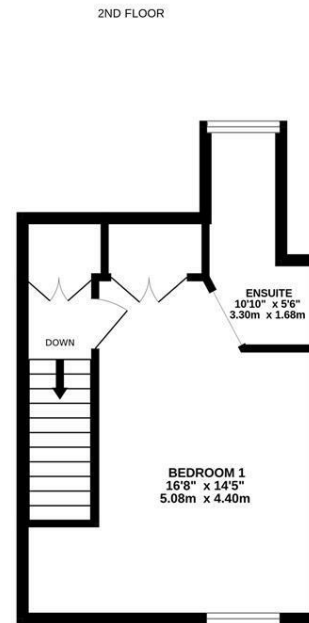
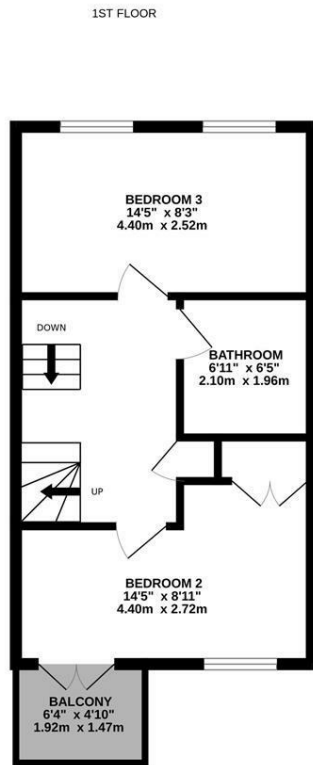
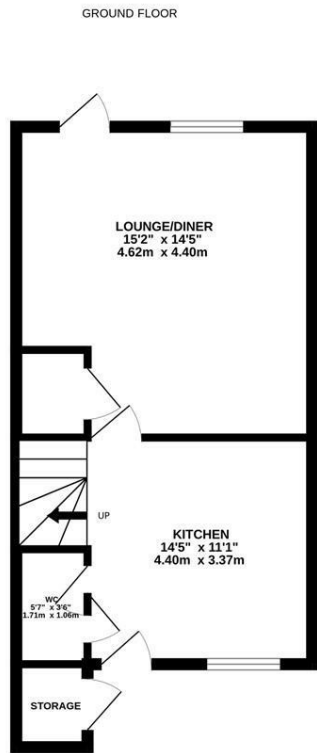
Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

Verifying ID

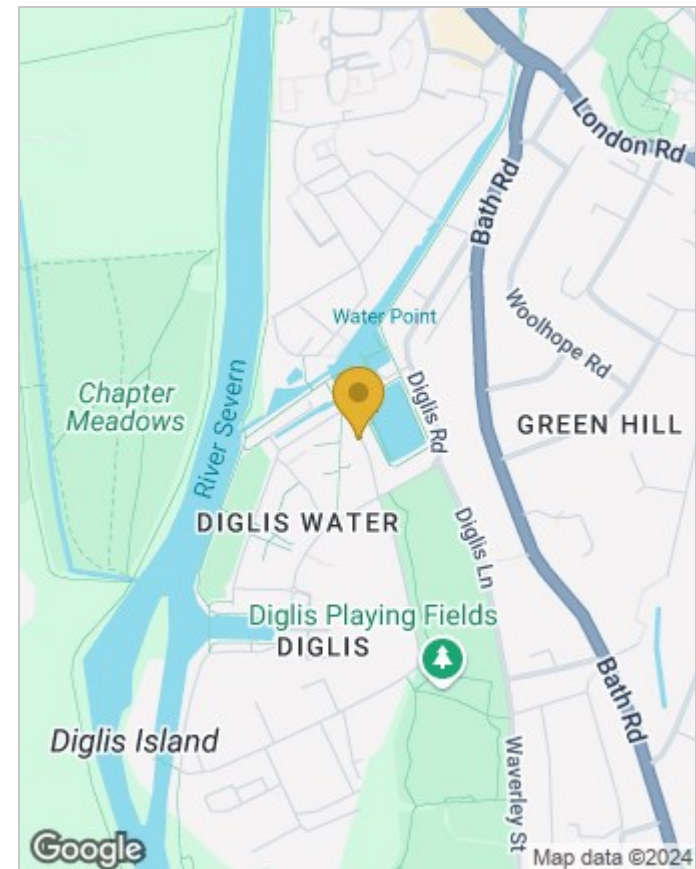
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, 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.



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) | | | 92 |
| 11-15 (B) | | 81 | |
| 16-20 (C) | | | |
| 21-25 (D) | | | |
| 26-30 (E) | | | |
| 31-35 (F) | | | |
| 36-50 (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.