



29 St. Annes Road, Worcester, WR3 7PG
Guide price £280,000



PLJ Worcester are delighted to bring to the market this three-bedroom semi-detached family home located on St. Annes Road in the sought-after area of Claines, just north of Worcester City Centre. This property is well-presented throughout with a large lounge/diner ideal for entertaining guests or relaxing with family.

The house features three family sized bedrooms, perfect for a growing family or those in need of extra space. With a modern bathroom to cater to your needs, this home offers comfort and convenience.

One of the highlights of this property is the pleasant and private rear garden, providing a tranquil outdoor space for gardening, hosting gatherings, or simply enjoying the fresh air.

Furthermore, the convenience of parking to the front for two vehicles adds to the appeal of this lovely family home, ensuring you never have to worry about finding a parking spot after a long day.

Don't miss out on the opportunity to own this delightful semi-detached house in a highly popular location. With its well-maintained interior, ample parking, and charming garden, this property is sure to make a wonderful home for its new owners. **VIEWING ESSENTIAL.**

Council Tax Band B EPC Grade C Tenure Freehold

Hall

Obscure double glazed entrance door. Double glazed window to front aspect. Stairs rising to first floor. Ceiling light point. Door to lounge:

Lounge/Diner

Double glazed window to front aspect. Double glazed French Doors to rear garden. Two ceiling light points. Two radiators. Feature fireplace with inset gas fire.

Kitchen

Two double glazed windows to rear aspect. Double glazed door to rear garden. Matching wall and base units with work surface on top. Integrated cooker and hob with extractor over. Space for Dishwasher, washing machine, tumble dryer and fridge. Pantry cupboard for storage (currently houses fridge/freezer). One and a half bowl stainless steel sink and drainer with mixer tap. Tiled splashbacks and floor. Two ceiling light points. Radiator.

Landing

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

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Obscure double glazed window to side aspect. Panelled bath with mains fed shower, pedestal wash hand basin and low level WC. Spot lights. Heated towel rail. Tiled walls.

Rear Garden

Secure with timber panel fencing and hedging. Patio seating area at the front and back of the garden with lawn in between and path through the lawn. Gated side access.





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 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>

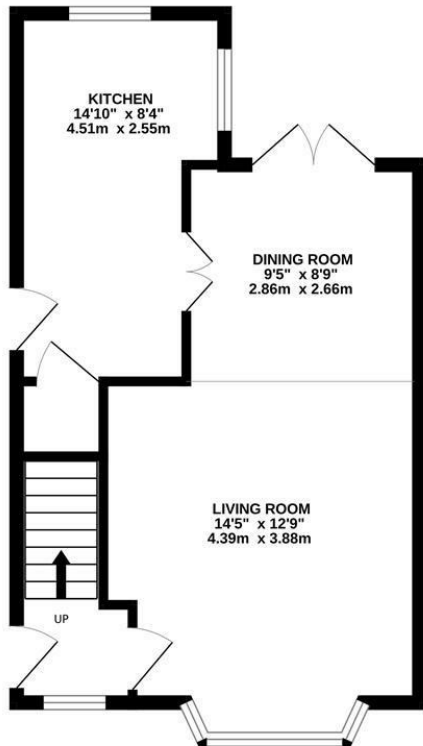
Mobile Coverage

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

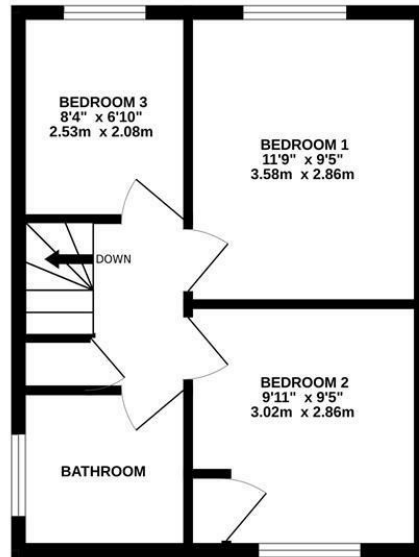
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



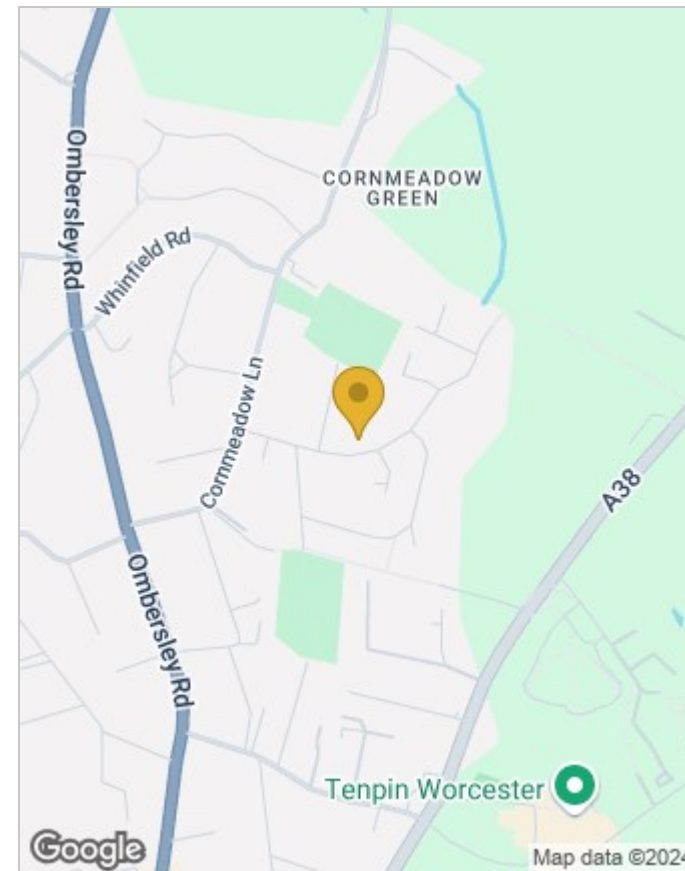
GROUND FLOOR



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 | | | 87 |
| (81-91) B | | | |
| (69-80) C | | 71 | |
| (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 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.