



9 Hillery Road, Worcester, WR5 1RE
Guide Price £625,000



Philip Laney & Jolly Worcester welcome to the market 9 Hillery Road. This charming detached house enjoys a wealth of space and comfort for a growing family convenient to local amenities, transport links and well respected schooling. With three reception rooms and four bedrooms, there's ample space for both relaxation and entertainment. The property features two bathrooms, ensuring convenience for all residents.

As you step inside, you'll be greeted by a welcoming hallway with access to a living room that enjoys a wood burner stove and opens up to a delightful garden room, perfect for enjoying the outdoors from the comfort of your home. The separate dining room, kitchen breakfast room, WC, utility area and integral garage complete the ground floor, providing a versatile living space for all your needs.

Upstairs, you'll find a well-appointed bathroom and four generous size bedrooms, with the main bedroom benefiting from an ensuite for added privacy and convenience. The large south-facing rear garden is a true feature to this home, offering a peaceful retreat for outdoor gatherings or simply unwinding after a long day.

Additional features such as ample off-road parking with private driveway, double glazing, and gas central heating enhance the appeal of this property, making it a comfortable and inviting place to call home. Don't miss the opportunity to make this beautifully maintained family home your own.

Hallway

Composite front door with glazed panel, wooden flooring, stairs rise to the first floor, radiator and wall mounted thermostat.

Living Room

Double glazed window to the front aspect, feature wood burner stove with stone hearth and wooden mantle, wooden flooring, shelving with LED downlights, ceiling light point and contemporary vertical radiator. Doors to

Garden Room

Enjoying a Southerly aspect outlook over the garden this wonderful room is the perfect area to relax or entertain with dimmable ceiling spot lights, radiator and tiled floor.

Utility Room

Range of wall and base units with worksurfaces over, stainless sink and drainer, space and plumbing for washing machine, space for condenser dryer, double glazed window to the rear, obscure double glazed door opening to the garden, tiled floor, ceiling light point and radiator. Door to:

Garage

Up and over door, ceiling strip light, power and Worcester combination boiler.

WC

Pedestal wash hand basin, obscure double glazed window to the rear, low level WC, radiator and tiled floor.

Dining Room

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

Kitchen/Breakfast Room

Double glazed window to both sides and the rear aspect with door to the side. Fitted with a range of quality cream gloss wall and base units, quartz worktops, one and a half sink and drainer, integrated dishwasher, space for American Fridge Freezer (plumbed in). Neff double oven, induction hob and chrome hood. Tiled floor, ceiling spot lights, and radiator.

Landing

Two double glazed windows to the front aspect, two ceiling light points, loft hatch that has light with the majority of the roof space being boarded.





Bedroom One

Spacious room with double glazed window to the front, built in wardrobes, radiator and ceiling light point.

En-Suite

'P' Shaped bath with shower over, tiled walls, obscure double glazed window to the rear aspect, basin inset to a contemporary vanity unit, WC, chrome heated towel rail, extractor and ceiling spot lights.

Bedroom Two

Double glazed window with views of the garden, radiator, ceiling light point and built in wardrobes.

Bedroom Three

Double glazed window to the rear, built in wardrobes, ceiling light point and radiator.

Bedroom Four

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

Shower Room

Fitted with walk in shower cubicle, WC, basin inset to modern vanity unit, obscure double glazed window to the rear aspect, extractor, ceiling light point, chrome heated towel rail and tiled walls.

Rear Garden

Extensive South facing garden enjoying privacy and enclosed by hedging and timber panel fencing. Initial patio area with the majority of the garden being laid to lawn with mature borders, Worcester cox apple tree, further seating area, four outside power points, tap and three outside lights

Front Of Property

Extensive block paved driveway providing ample parking with further lawned area and outside light. Gated side access to the rear garden.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : E

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).

Tenure Freehold

We understand that the property is offered for sale Freehold.

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.

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>

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.

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.

Parking

Parking for the property is to the front with ample block paved driveway and access to the garage.

Mobile Coverage

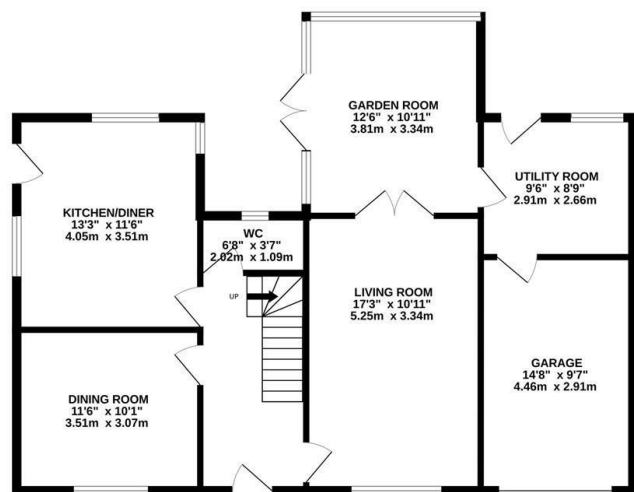
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

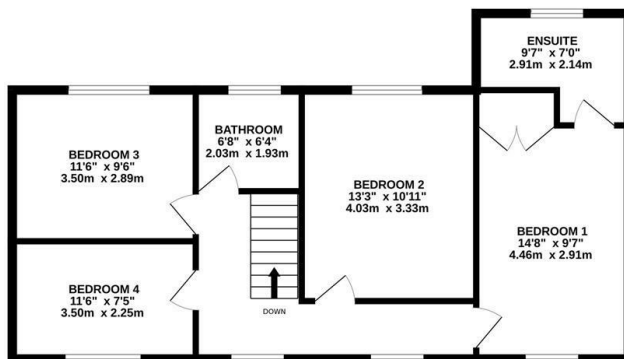
Floor Plan

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.

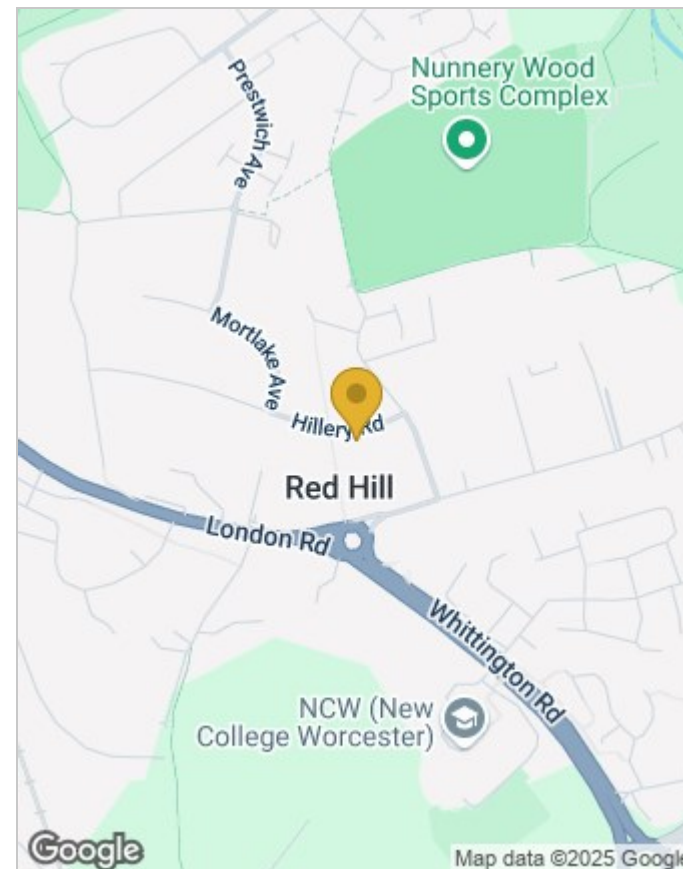
GROUND FLOOR



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		
(93 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(27-47) F		
(1-26) 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.