



6 Ronkswood Hill, Worcester, WR4 9EP
Offers over £200,000



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

Philip Laney & Jolly Worcester offer to the market 6 Ronkswood Hill. This semi-detached house offers a wonderful opportunity for those seeking a traditional family home with great potential. Enjoying open plan living dining two room and three bedrooms, this property provides ample space for comfortable living.

This property has the potential to extend subject to local authority approval and building regulations. The three bedrooms provide space for a growing family or the opportunity to create a home office. The family bathroom offers functionality and convenience for everyday living.

One of the standout features of this property is the generous corner plot it occupies, providing plenty of outdoor space for gardening enthusiasts or for children to play. The parking for ample vehicles and garage ensure that parking will never be an issue for you or your guests.

Benefiting from double glazing and gas central heating and additionally, the property is offered with no onward chain, making the buying process smoother and more straightforward.

Don't miss out on the chance to put your stamp on this charming family home in a desirable location.

Entrance

Obscure double glazed door with side panels opens to:

Hallway

Radiator, ceiling light point, laminate floor, stairs lead to the first floor and door to:

Cloakroom

Obscure double glazed window, W.C., ceiling light point and tiled floor.

Living/Dining Room

Double glazed bay window, radiator, Gas coal effect fire with wooden surround and stone hearth.

Dining Area

Double glazed window to the rear. Gas effect fire and ceiling light point.

Kitchen

Double glazed window to the rear. Single glazed door to the conservatory. Wall and base units with strip light, tiled splash backs, tiled floor and space for gas cooker.

Conservatory

Double patio doors to the rear garden. Radiator and tiled floor. Space and plumbing for washing machine, Pantry with tiled floor and shelving.

Landing

Obscure double glazed window to the side. Loft access hatch. Doors off to:

Bedroom One

Double glazed window to rear. Ceiling light point and radiator.

Bedroom Two

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

Bedroom Three

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

Shower Room

Obscure double glazed window to the rear. Pedestal wash hand basin, low level W.C. Corner shower cubicle. Chrome heated towel rail. Airing cupboard housing Vaillant boiler.

Outside

Substantial front garden with ample parking and garage. Laid to lawn and enclosed by hedging.





COUNCIL TAX WORCESTER

We understand the council tax band presently to be : B

Worcester Council

<https://www.tax.service.gov.uk/check-council-tax-band/property/60804238>

<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.

Parking

Parking for the property is to the front with driveway and garage.

Tenure Freehold

We understand that the property is offered for sale Freehold.

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.

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.

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.

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.

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>

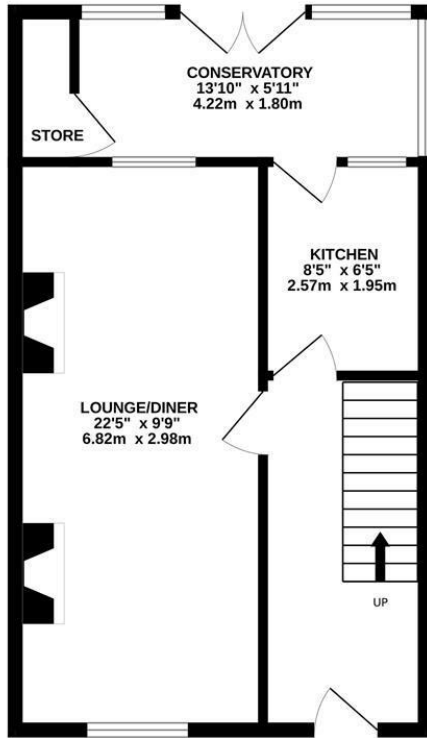
Broadband

We understand currently Ultrafast Full Fibre Broadband is available at this property.

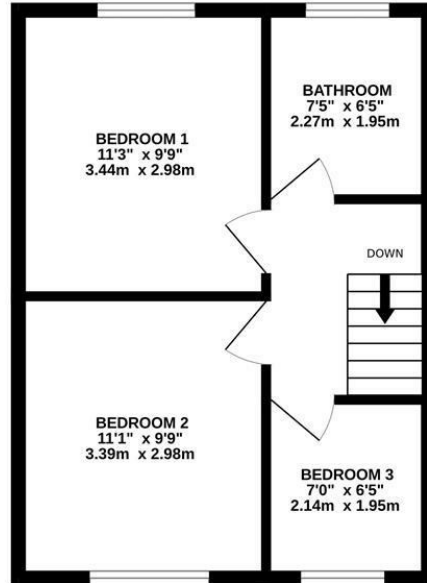
You can check and confirm the type of Broadband availability using the Openreach fibre checker:

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

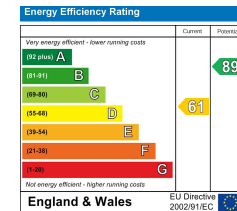
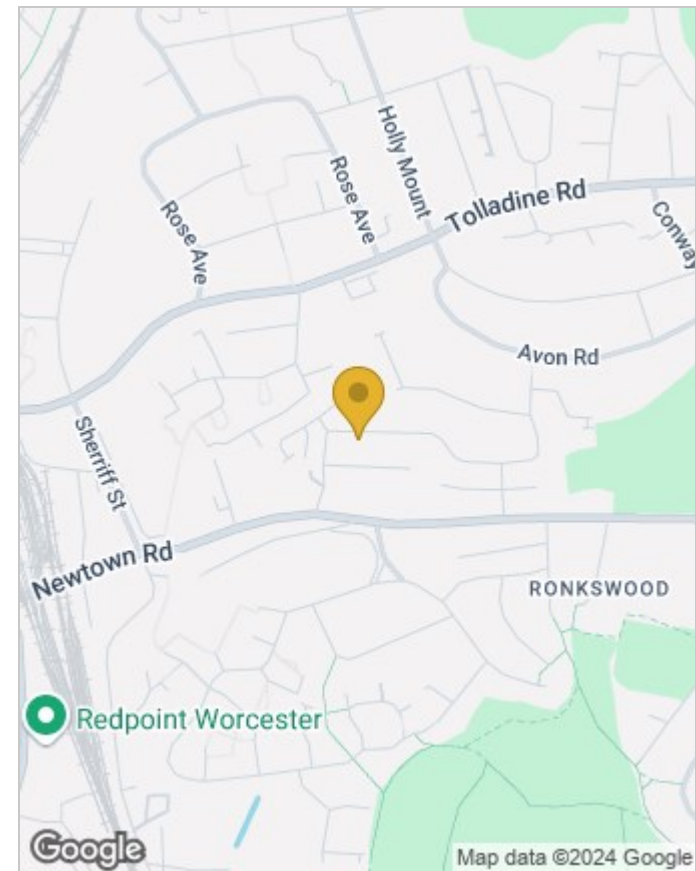
GROUND FLOOR



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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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.