



3 Chamberlain Road, Worcester, WR2 4PP  
Offers over £650,000





**\*\* SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL \*\***  
Philip Laney & Jolly are delighted to welcome to the market a rare opportunity to acquire 3 Chamberlain Road, a property located in the highly desirable and sought after area of Hanbury Park. This exceptionally spacious modern detached house sits on a large plot and offers an impressive total floor area in excess of 2,000 square feet. The property is therefore ideal for families seeking ample living space.

The ground floor features a welcoming entrance porch and hallway opening to a light and spacious sitting room, perfect for entertaining or relaxing. The dining room offers an elegant space for family meals and gatherings, while a dedicated study provides a quiet area for work or study. The spacious kitchen breakfast room is an ideal space for casual dining. A utility room and cloakroom add to the convenience of everyday living.

The residence enjoys four generously sized double bedrooms, including a large main bedroom complete with an en-suite bathroom, providing a private retreat for relaxation. The additional three double bedrooms are perfect for family members or guests, complemented by a well-appointed family bathroom.

Outside, the property is enhanced by a double garage and a driveway, providing ample parking space. The secluded rear garden offers private outdoor space, perfect for relaxing outside or hosting parties

This property is situated in a highly sought-after location, with easy access to the vibrant Worcester city centre and the ring roads to the main transport routes. It is also within walking distance of the suburb of St. Johns and a number of good, local schools . Whether you are looking for a family home, or a place to entertain, this modern detached house is sure to impress.

**Entrance**

Enclosed Entrance Porch  
Double glazed door with side panel, tiled floor, ceiling light point and wall mounted electric heater.

**Hall**

Stairs to first floor, radiator, ceiling light point and wall light. Built-in cupboard with shelving.

**Cloakroom**

Obscure window to the side aspect. W.C, radiator, tiled walls and ceiling light point.

**Living Room**

Feature 'U' shaped double glazed window to the front aspect. Gas effect fire with brick built fireplace. Two radiators and double glazed sliding patio doors opening to the well maintained rear garden. Door to :

**Dining Room**

Double glazed window to the rear. Radiator, ceiling light point and serving hatch.

**Kitchen**

Double glazed window to the rear aspect.. Range of cream base and wall units with work surfaces over. Bowl and half sink with drainer. Breakfast bar. Built in Creda oven, AEG hob with hood over. Freestanding Hotpoint dishwasher. Two ceiling light points, and tiled floor.

**Study**

Double glazed window to the side and front aspect. Radiator and ceiling light point.

**Utility**

Wooden door to the side, double glazed window to the side. Radiator. Bosch washing machine including base units with worksurfaces over. Tiled floor and ceiling light point.







### First Floor Landing

Loft access hatch, two ceiling light points and double glazed window to the side.

### Bedroom One

A most spacious and light room with double glazed windows to the side and double glazed bay window to the front with built in seat and storage drawers. Range of built in wardrobes, dressing table, ceiling light point and two radiators.

### Ensuite

Panelled bath, separate shower cubicle, obscure double glazed to the front, radiator, WC, basin inset to vanity unit, with fully tiled wall, shaver point and ceiling light point.

### Bedroom Two

Double glazed window to the rear, radiator, ceiling light point and access to the roof storage.

### Bedroom Three

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

### Bedroom Four

Double glazed window to the front and side. Radiator, ceiling light point and built-in wardrobe with desk and storage drawers.

### Bathroom

Obscure double glazed window to the side aspect, shower cubicle, WC, basin inset to vanity unit, ceiling light point and radiator.

### Garage

Garage with double up and over remote controlled door. Double glazed window to the rear; Wall mounted heating system, tap, ceiling light point, power and door to the garden.

### Rear Garden

Gated access opens to the side that leads to the private and well maintained rear garden. Extensive block paved seating area with the remaining garden being laid to lawn with mature borders and gravelled seating area. Enclosed by hedging and timber panel fencing. Wooden shed, outside tap and 3 outside lights.

### Front Of Property

Extensive block paved driveway providing ample parking with access to the front of the property and the garage. Lawned area with borders.

### Directions

For precise location visit <https://what3words.com> using the words below

*//sorry.plant.units*

### COUNCIL TAX WORCESTER

We understand the council tax band presently to be : G

Worcester Council

<https://www.worcester.gov.uk/council-tax>

<https://www.tax.service.gov.uk/check-council-tax-band/property/218781238>

(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.

### 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.

### 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.

### Verifying ID

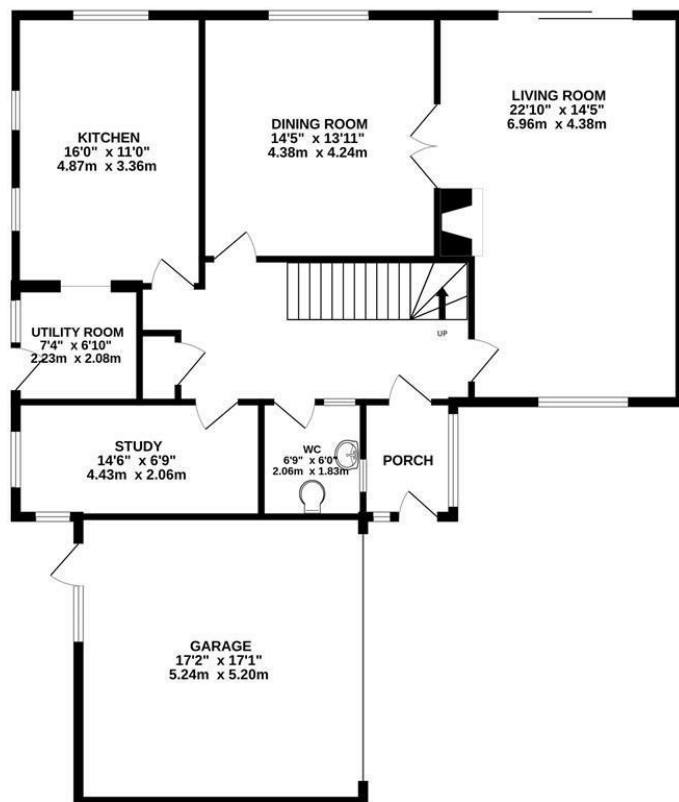
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport,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

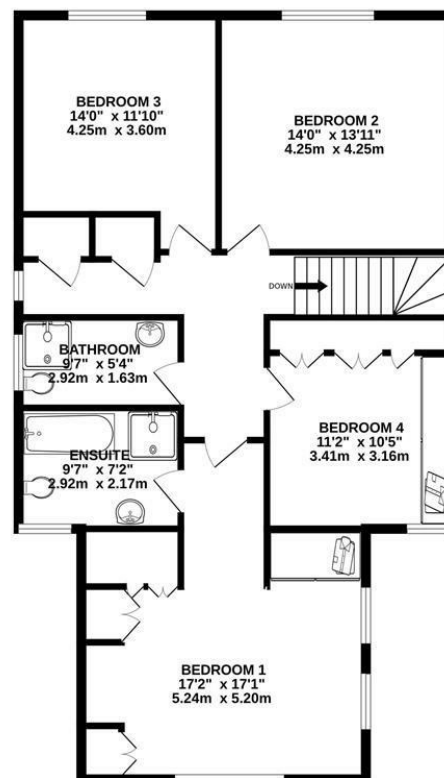
Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

### Mobile Coverage

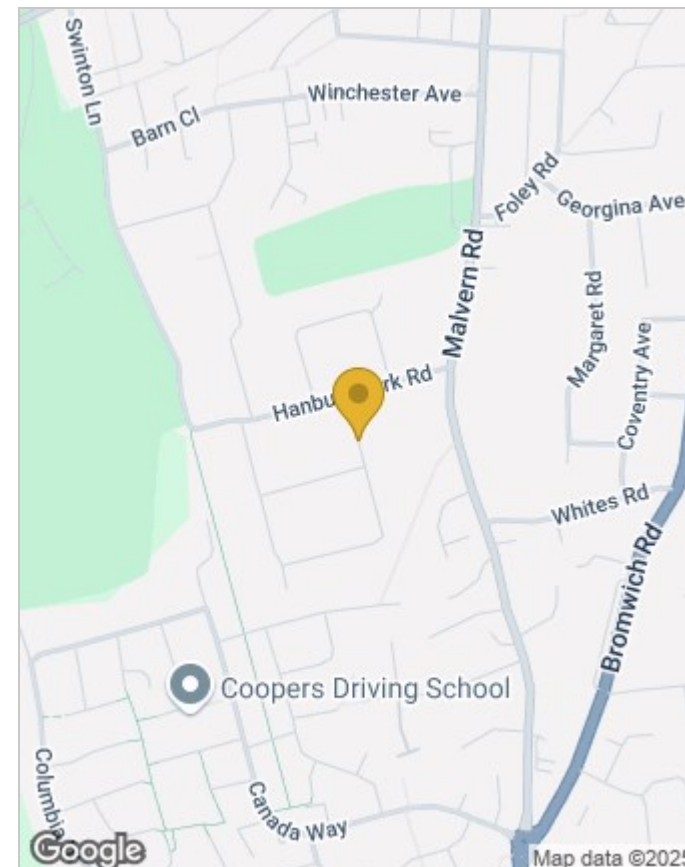
GROUND FLOOR



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 |   |                         |           |
| 02 plus                                     | A |                         |           |
| (81-81)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | 76                      | 85        |
|                                             |   | 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.