



2 Coventry Avenue, Worcester, WR2 4LU
Guide price £260,000



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

Philip Laney & Jolly Worcester present to the market a wonderful family home that has undergone major improvements including a new roof and presented to a very high standard. The property enjoys generous front and rear gardens positioned in a popular location close to the local amenities of St Johns.

The accommodation comprises entrance hallway, light and spacious sitting room, modern fitted kitchen/diner finished with quality matching wall and base units, Ideal heating system, space and plumbing for washing machine, four ring gas hob with chrome extractor over and stainless steel sink and drainer. The downstairs bathroom comprises panelled bath with mains fed shower over, pedestal wash hand basin and low level WC.

To the first floor there are three generous size bedrooms all fitted carpets.

To the rear of the property the initial patio area accessed from the side of the property, or the kitchen leads to the remaining garden being laid to lawn and enclosed by timber panel fencing. To the front of the property is a lawned area with shrub borders, driveway and double gate giving access to the rear garden.

An internal viewing is highly recommended to appreciate this property that benefits also from double glazing and gas central heating.



Entrance

The property is accessed via a glazed wooden door.

Entrance Hallway

Stairs rise to the first floor, tiled floor, ceiling spot lights and doors to all rooms.

Living Room

Two double glazed windows to the front aspect and a double glazed window to rear aspect and ceiling light point. Recently fitted carpets.



Kitchen

Modern fitted matching wall and base units, wall mounted Ideal heating system, space and plumbing for washing machine, four ring gas hob and oven with chrome extractor hood. Double glazed door to the rear with side panel, double glazed window to the side, stainless steel sink and drainer, radiator, smoke alarm and ceiling spot lights.



Bathroom

Obscure double glazed window to the side aspect, recently fitted suite comprising panelled bath with mains fed shower over, pedestal wash hand basin, low level WC, radiator, ceiling light point and radiator.



First Floor Landing

Window to the side aspect, access to the loft and doors to all of the first floor rooms.



Bedroom One

Two double glazed windows to the front aspect, double glazed window to the rear, radiator and ceiling light point.

Bedroom Two

Double glazed window to the front aspect, ceiling light point, built in wardrobe recess and radiator.

Bedroom Three

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

Front Of Property

To the front of the property is a lawned area with shrub borders, driveway and double gate providing access to the rear garden.

Rear Of Property

Recently laid patio area leading to the remaining garden that is laid to lawn with hard standing area at the end for wooden shed and enclosed by timber panel fencing.

Parking

Parking for the property is off road parking with driveway.

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.

Tenure Freehold

We understand subject to legal verification 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.

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.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : B

Worcester Council Band B

<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).

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>

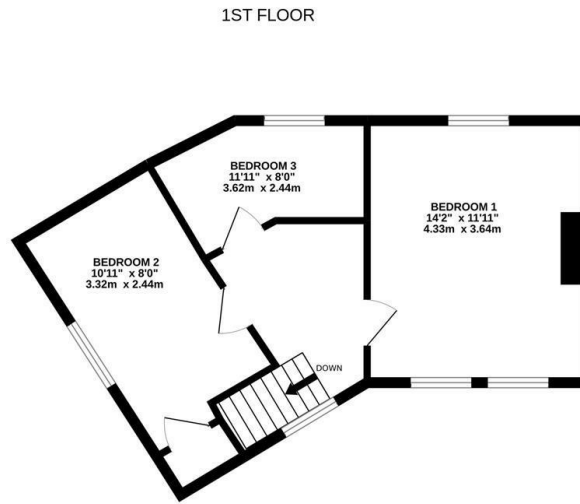
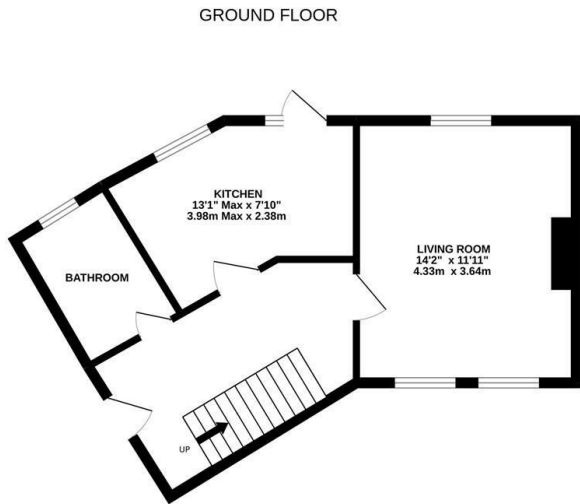
Broadband

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

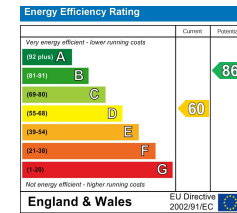
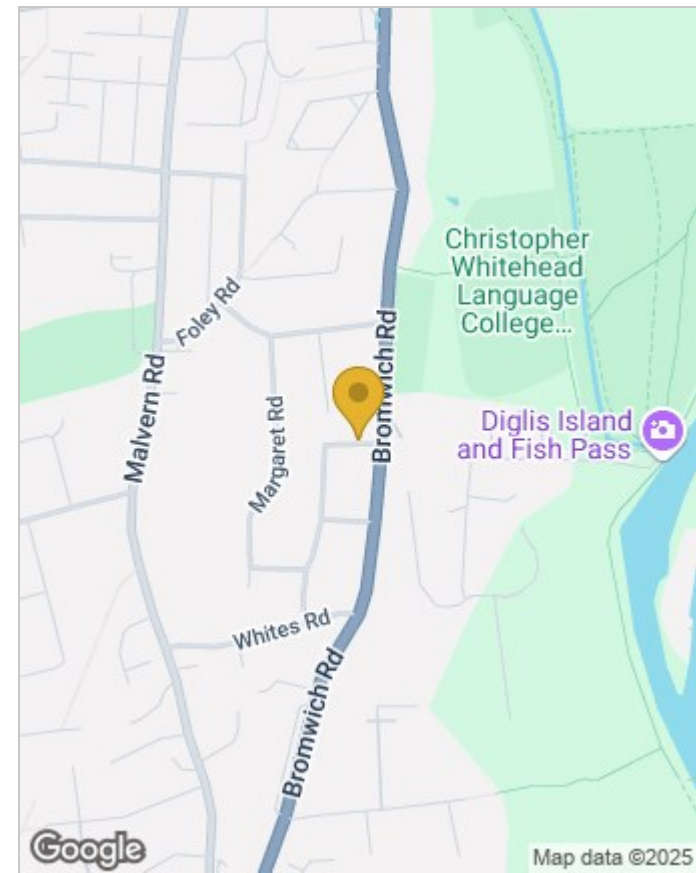
You can check and confirm the type of Broadband availability using the Openreach fibre checker:

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





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.