

Philip Laney & Jolly



22 Happy Land North, Worcester, WR2 5DH
Asking Price £300,000

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Philip Laney & Jolly are delighted to welcome this charming double-fronted three bedroom detached period home offering a rare opportunity to acquire a home of character and space. The property is perfectly positioned within easy reach of excellent local schooling and also benefits from a range of nearby amenities, easy access into Worcester City Centre, and excellent transport links.

The property itself provides flexible and generously proportioned accommodation with scope for further enhancement. Upon entering, a welcoming entrance hall leads to a light and inviting sitting room. Adjacent to this is a dining room, which also offers the versatility to be used as a second reception room to suit a variety of needs. The kitchen and breakfast room has access to a rear lobby that leads through to a sunroom, offering additional living space with access to the rear courtyard. and garage. A cellar is also accessible, providing excellent storage or potential for further development.

The first floor continues to impress, featuring three well-proportioned bedrooms, each offering ample space and natural light. The family bathroom is of a generous size, providing a comfortable and functional space.

Externally, the property benefits from a good-sized front garden, offering kerb appeal and a welcoming approach. To the rear, a courtyard provides a private outdoor space, complemented by useful storage facilities and a WC.

This wonderful period home offers an excellent opportunity to acquire a property in a popular location, with space, character, and potential. An early viewing is highly recommended to fully appreciate everything this home has to offer.

Entrance

Obscure double glazed entrance door opens to:

Hall

Stairs to first floor landing, radiator and door to: Cellar

Living Room

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

Dining Room

Double glazed window to the front aspect, ceiling light point and radiator. Feature fireplace with tiled surround and hearth. Glazed serving hatch windows to Kitchen.

Kitchen

Double glazed window to the rear aspect. Range of base and wall cupboards. with worksurfaces and breakfast bar. Space for electric cooker. Tiled splash backs, strip light to ceiling, tiled floor, radiator and space and plumbing for washing machine.

Pantry Cupboard

Tiled floor, ceiling light point and shelving. Consumer box.

Cellar

Power and lighting. Strip light.

Summer Room

Double glazed door and side panels opening to the rear courtyard. Access to the garage and ceiling strip light, Tap

Garage

Up and over door. Strip light and power. Garage provides useful storage and is of an extra length.

Landing

Double glazed window to rear aspect and ceiling light point.

Bedroom One

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

Bedroom Two

Double glazed to the front aspect, radiator and built-in wardrobe and dressing table.





Bedroom Three

Double glazed to front aspect, radiator and loft Access.

Bathroom

Obscure double glazed window to the rear aspect. Panelled bath, pedestal wash hand basin, low level W.C., shower cubicle. Ceiling light point and radiator.

Recently fitted Valiant Gas Fired Central Heating boiler housed in cupboard with shelving. Wall mounted fan, shaver point and vanity cupboard.

Front Of Property

Wrought iron gate provides access to the well maintained front garden with pathway to the front door. Laid to lawn on both sides with mature borders, rockery and fish pond. Door to enclosed and useful side storage which benefits from power.

Outside To Rear

The rear garden is laid to patio. Coal bunker. Wrought iron gate and access to the Garage.

Outside W.C.

W.C. Tiled floor and ceiling light.

Parking

Parking for the property is via the garage and on road parking.

Tenure Freehold

We understand that the property is offered for sale Freehold.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : C

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).

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.

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.

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.

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.

Mobile Coverage

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

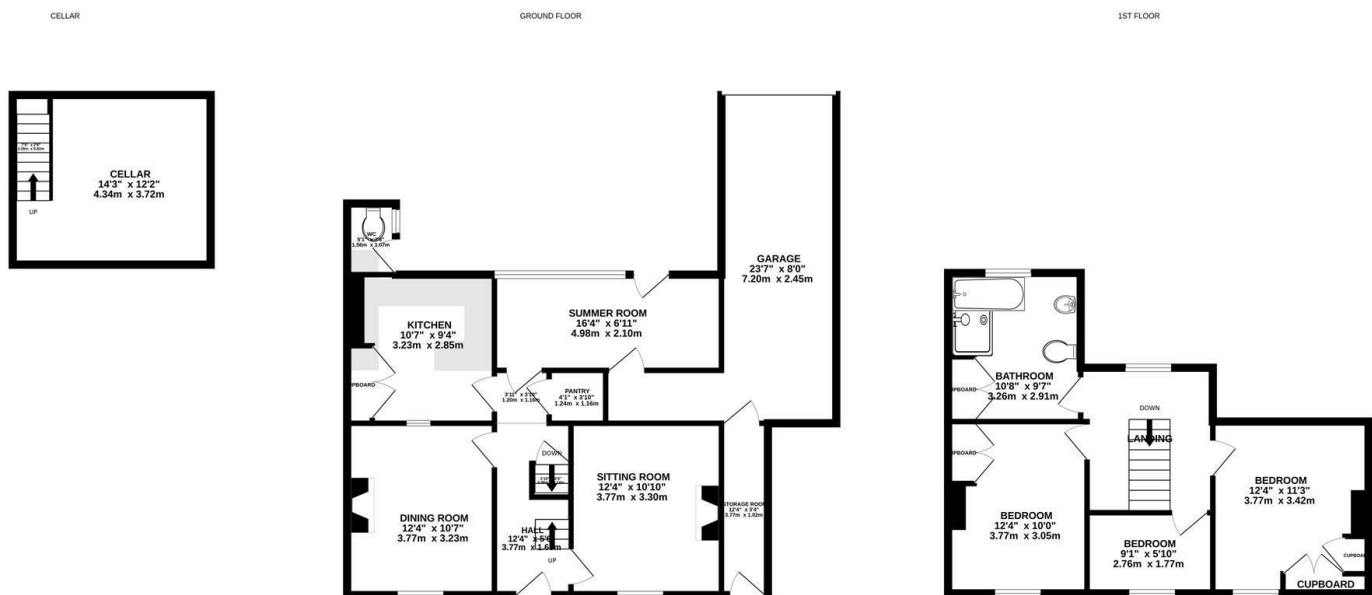
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Broadband

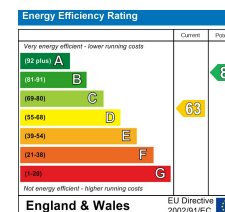
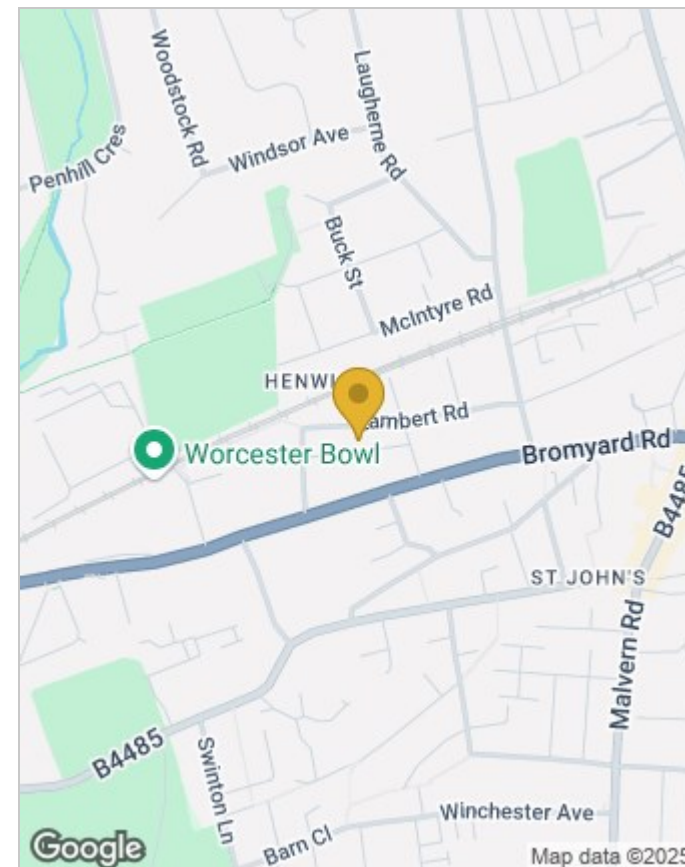
We understand currently Full Fibre Broadband is available at this property.

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 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.