



31 Orchard Way, Worcester, WR6 5LF
Guide price £350,000



**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL ****
PLJ Worcester bring to the market this delightful three-bedroom detached house nestled in the charming village of Leigh, just on the outskirts of Worcester and Malvern. The property benefits from a spacious layout, ideal for families or those seeking extra room.

As you approach the house, you will appreciate the ample off-road parking available at the front, ensuring that you and your guests can park with ease. The double garage provides additional storage or the perfect space for a workshop, catering to a variety of needs.

Inside, the home is generously proportioned with the downstairs accommodation comprising of hallway, living room with feature fireplace containing log burner, kitchen, dining room and conservatory.

Upstairs the three good sized bedrooms offer plenty of space for a growing family as well as the modern bathroom.

Living in Leigh means you can enjoy the tranquility of village life while still being within easy reach of Worcester and Malvern's amenities. The area is known for its friendly community and picturesque surroundings, making it an ideal location for those who appreciate a quieter lifestyle without sacrificing convenience.

This property is a wonderful opportunity for anyone looking to settle in a highly sought-after area. With its well proportioned accommodation and prime location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

Hallway

Entrance door. Radiator. Ceiling light point. Stairs rising to first floor. Under stairs storage cupboard.

Living Room

Double glazed window to front aspect. Feature brick fireplace with log burner. Radiator. Ceiling light point.

Kitchen

Double glazed window to side aspect. Double glazed door to rear garden. Matching wall and base units with work surface on top. Integrated cooker, microwave and hob with extractor over. Space for fridge freezer, washing machine and dishwasher. Stainless steel sink and drainer with mixer tap. Ceiling light point.

Dining Room

Radiator. Ceiling light point. Opening to Conservatory.

Conservatory

Double glazed windows around. Double glazed French doors to rear garden. Radiator. Ceiling light point.

Landing

Double glazed window. Loft hatch. Ceiling light point. Airing cupboard.

Bedroom One

Double glazed window to rear aspect. Built in wardrobes. Radiator. Ceiling light point.

Bedroom Two

Double glazed window to front aspect. Ceiling light point. Radiator.

Bedroom Three

Double glazed window to front aspect. Radiator. Ceiling light point. Built in cupboard.

Bathroom

Obscure double glazed window to rear aspect. Quadrant shower cubicle with electric shower, wall mounted wash hand basin and low level WC. Heated towel rail. Extractor fan. Spot lights.

Rear Garden

Private garden secured with fencing and hedging. Patio seating area with raised lawn accessed via steps. Gated side access.





Outbuilding

Previously detached garage. Light and power. Accessed via double glazed French doors from garden.

Double Garage

Up and over door. Light and power. Workshop area to the back of the garage. Door to rear garden

COUNCIL TAX MHDC

We understand the council tax band presently to be : D

Malvern Hills District Council

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

(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.

Services

Mains electricity, 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.

Tenure Freehold

We understand that the property is offered for sale Freehold.

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.

Parking

Parking for the property is via the driveway to the front.

Broadband

We understand currently Fibre to the Cabinet 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/my-products>

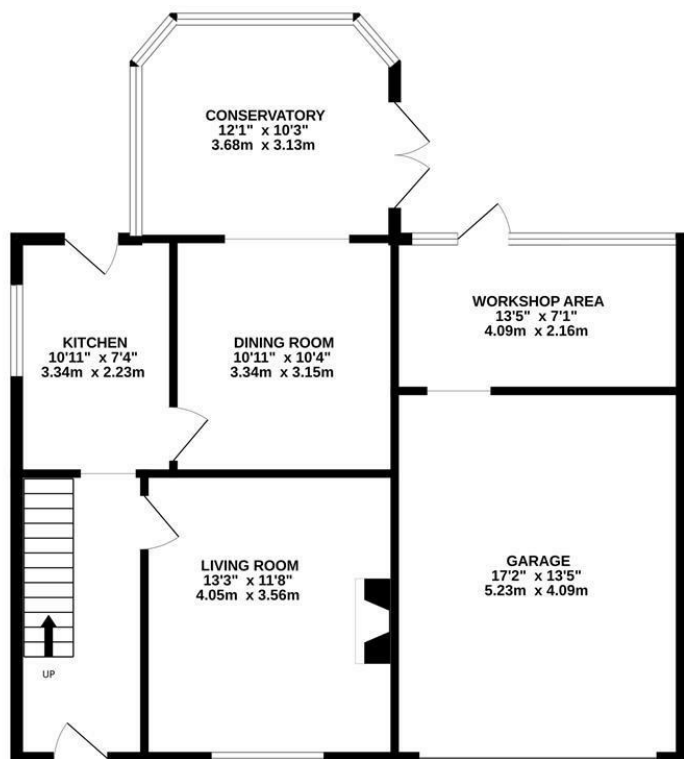
Mobile Coverage

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

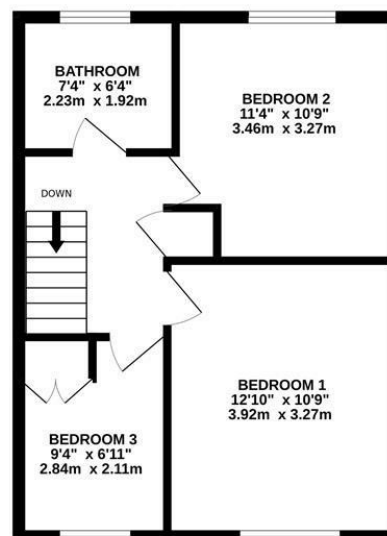
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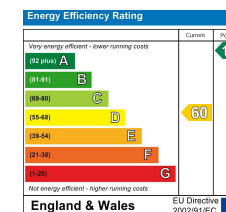
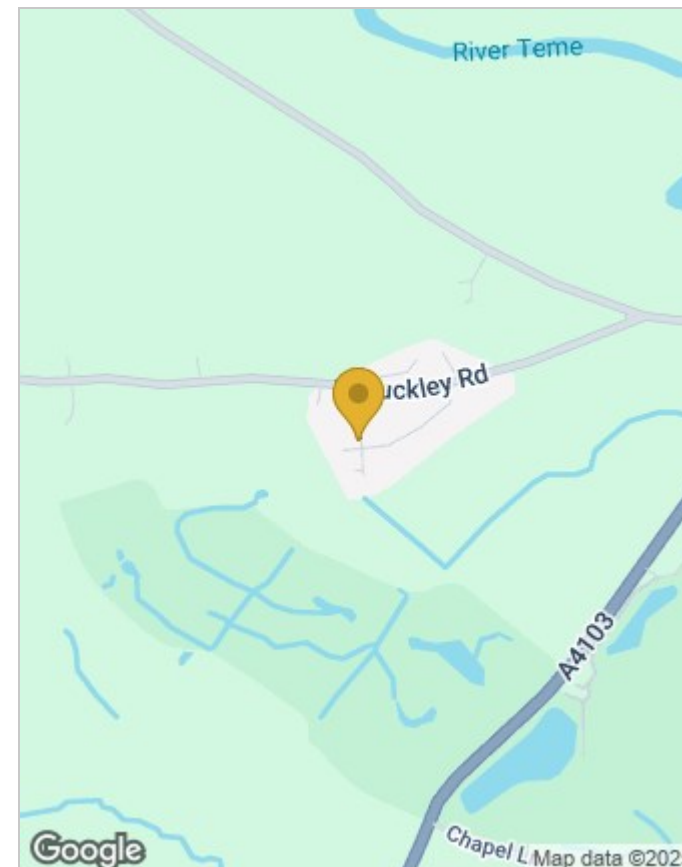
GROUND FLOOR



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.