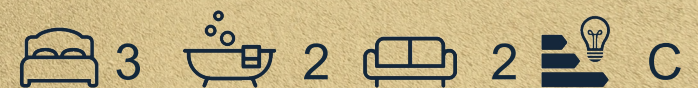




Autumn House Old Road South, Worcester, WR5 3NJ
Guide Price £340,000



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

Philip Laney & Jolly Worcester welcome to the market Autumn House. Located in the charming village of Kempsey, Worcester, this spacious three-bedroom semi-detached house on Old Road South presents an excellent opportunity for those seeking a property to personalise. The home enjoys three generously sized bedrooms, ensuring ample space for family living or guests. The main bedroom benefits from an ensuite.

The property invites cosmetic updating, throughout. The living and dining room is a welcoming area, perfect for entertaining, and it flows seamlessly into a conservatory that enjoys views of the garden.

Outside, you will find a rear garden, ideal for outdoor activities . The property also features a garage, gas central heating, double glazing and ample parking, which is a valuable asset in this village location.

Importantly, this property is offered with no onward chain, making it an attractive option for those looking to move swiftly. Whether you are a first-time buyer, a growing family, or an investor, this home in Kempsey is a wonderful opportunity.

Entrance hall

Composite front door with obscure double glazed panels. Radiator with cover. Ceiling light point. Stairs rising to first floor and wooden laminate flooring.

Front

Tarmac driveway to the garden laid to lawn. Patio to front door.

WC

Obscure double glazed window to front aspect. Low level WC. Pedestal wash hand basin. White heated towel rail. Ceiling light point. Tiled floor.

Kitchen

Double glazed window to the rear aspect. Double glazed door to the rear. Range of wall and base units with work surface over. Four ring gas hob. Built in oven. Bosch dishwasher included. Tiled splashback. One and a half bowl stainless steel sink and drainer. Space for washing machine. Radiator. Four ceiling spot lights.

Living room

Double glazed window to front aspect. Radiator. Stone fireplace and surround. Six ceiling spot lights. Arch to dining area- wooden flooring.

Dining area

Radiator. Wooden flooring. Four ceiling light points. Double glazed patio doors to:

Conservatory

Double glazed patio doors. Radiator. Ceiling fan. Tiled floor. Door to rear garden.

Landing

Access to boarded loft with ladder. Radiator. Ceiling light point. Doors off to:

Bedroom one

Double glazed window to front and side aspect. Radiator. Ceiling light point. Double built in wardrobes.

En-suite

Shower cubicle. Tiled splashback. Low level WC. White heated towel rail. Pedestal washer hand basin. Shaver point Extractor and ceiling light point.

Bedroom two

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

Bedroom three

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





Bathroom

Obscure double glazed window to front aspect. Panelled bath with shower over. Pedestal washer hand basin. Low level WC. Tiled floor. Radiator. Ceiling light point and extractor.

Garage

Up and over door. Door to garden. Roof storage. Ceiling light point. Power and lighting.

Rear garden

Two patio areas plus a raised seating area with pergola. Remaining area laid to lawn and enclosed by timber panelled fencing. Outside tap and power point.

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.

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.

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.

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.

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>

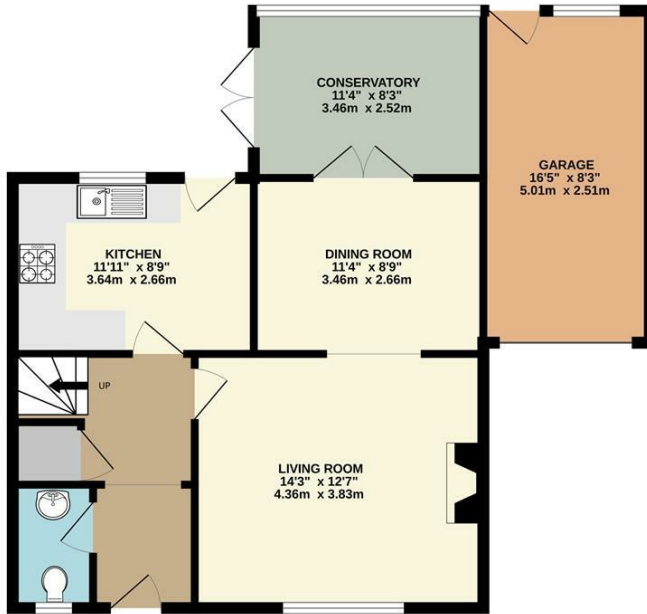
Broadband

We understand currently Fibre to the Cabinet Broadband is available at this property.

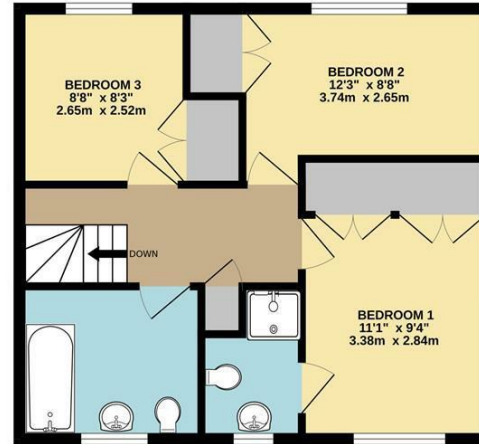
You can check and confirm the type of Broadband availability using the Openreach fibre checker:

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

GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.

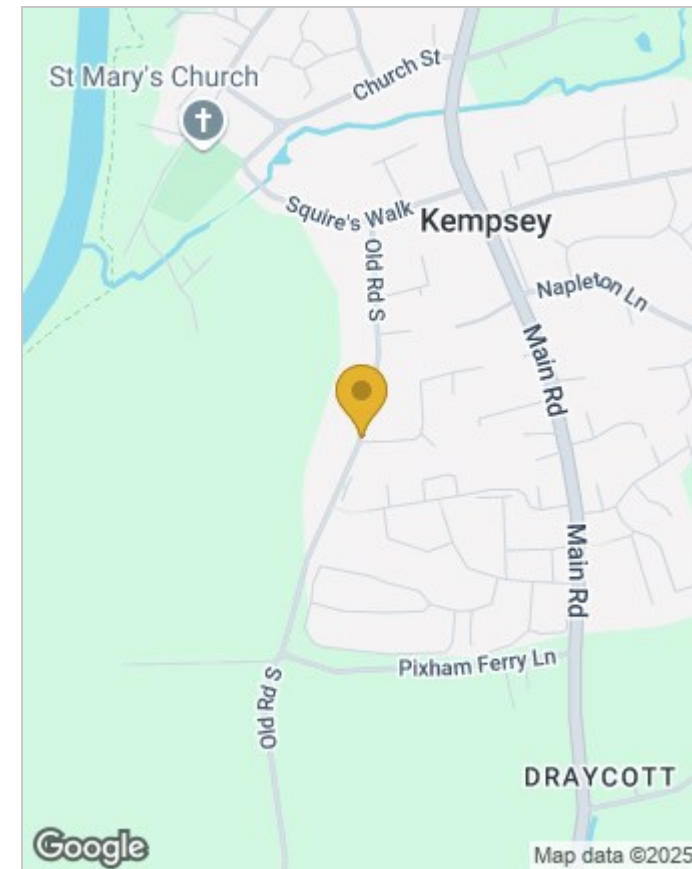


1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1216 sq.ft. (112.9 sq.m.) approx.

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
Very energy efficient - lower running costs	
(93 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
	EU Directive 2002/91/EC

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.