



2 Fry Close, Worcester, WR4 0SD
Guide Price £465,000



PLJ Worcester are delighted to present this well-maintained four-bedroom detached family home presenting an excellent opportunity for families seeking comfort and convenience. The property is situated within the popular residential area of Warndon Villages which is within close proximity to shops and travel networks, ensuring that daily amenities and commuting options are easily accessible.

The accommodation comprises of entrance hall, study/playroom, modern kitchen, utility room, generous lounge/diner plus conservatory overlooking the rear garden.

Upstairs the four generously sized bedrooms offer a peaceful retreat, with the main bedroom featuring an En-suite for added privacy and convenience. The main bedroom and bedroom two also benefit from built in wardrobes. Additionally upstairs is the modern family bathroom.

One of the standout features of this home is the double garage, complemented by off-road parking making it ideal for families with multiple cars or visitors.

This delightful family home is perfect for those looking to settle in a welcoming community while enjoying the comforts of modern living. With its excellent features and prime location, this property is well worth viewing.

Hall

Entrance door. Radiator. Ceiling light point. Stairs rising to first floor. Storage cupboard.

WC

Obscure double-glazed window. Ceiling light point. Heated towel rail. Low level WC and washer hand basin atop vanity unit. Tiled splashbacks.

Study / Playroom

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

Lounge

Ceiling light point. Radiator. Double glazed window. Double glazed sliding doors to the conservatory. Fireplace with gas fire inset.

Dining area

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

Kitchen

Double glazed window to front aspect. Radiator. Ceiling light point. Modern wall and base units with work surface on top. Integrated cooker and hob with extractor over. Space for fridge freezer. One and a half bowl stainless steel sink and drainer. Tiled splashbacks.

Utility room

Ceiling light point. Radiator. Double glazed door to garden. Space and plumbing for washing machine. Stainless steel sink and drainer. Tiled splashbacks.

Conservatory

Electric heater. Double glazed windows around and double glazed French doors to the garden.

Landing

Double glazed window to side aspect. Ceiling light point. Loft hatch. Airing cupboard.





Bedroom one

Two double glazed windows to rear aspect. Radiator. Ceiling light point. Built in wardrobes.

En-suite

Obscure double glazed window to side aspect. Ceiling light point. Heated towel rail. Panelled bath. Shower cubicle with electric shower. Pedestal wash hand basin and low level WC. Tiled splashbacks. Extractor fan.

Bedroom two

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

Bedroom three

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

Bedroom four

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

Bathroom

Obscure double glazed window to front aspect. P-shape bath with electric shower. Pedestal wash hand basin and low level WC. Heated towel rail. Radiator. Ceiling light point and extractor fan. Tiled splashbacks.

Rear garden

Gated side access. Secure with timber panelled fencing. Patio seating area and lawn with planted borders.

Double garage

Electric roller door. Light and power. Double glazed door to garden.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : F

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).



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.

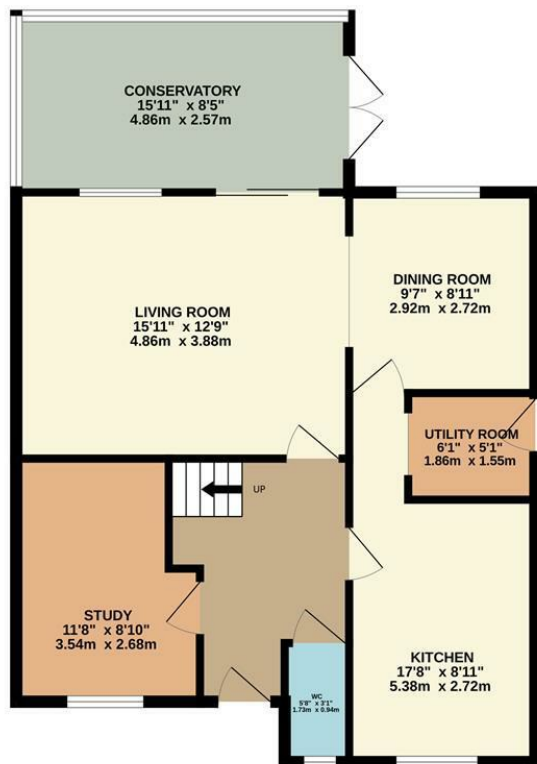
Services

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.

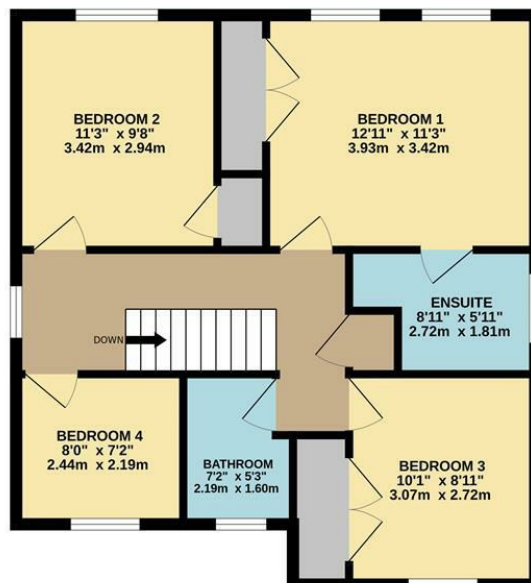
Tenure Freehold

We understand that the property is offered for sale Freehold.

GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.

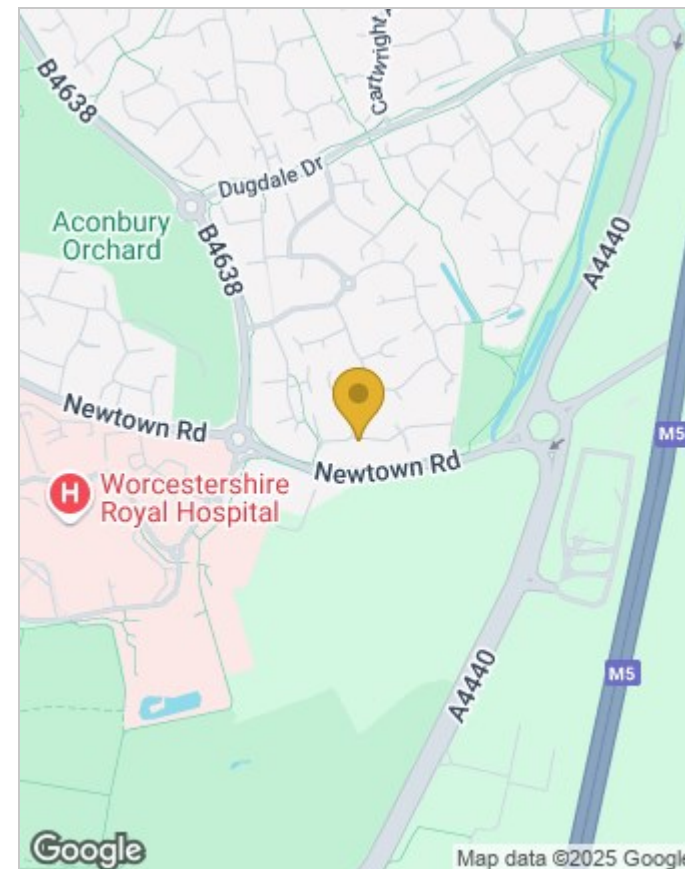


1ST FLOOR
639 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA: 1413 sq.ft. (131.3 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	Potential
Very energy efficient - lower running costs		
(92 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	74	83
	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.