



16 Alton Park, Worcester, WR2 4UJ  
Guide Price £325,000





Philip Laney & Jolly are delighted to offer 16 Alton Park to the market with no onward chain. Located in the charming village of Callow End, Worcester, this delightful detached two-bedroom bungalow offers a wonderful opportunity for those seeking a peaceful retreat. Set within a generous plot in an enviable cul-de-sac location, this property enjoys a sense of community and tranquillity that is hard to find.

As you approach the bungalow, you will appreciate the spacious surroundings that provide ample outdoor space, perfect for gardening enthusiasts or those who potentially looking to extend subject to local authority and building regulation approval. The interior of the home invites you to explore its potential, with inviting cosmetic improvements throughout. The layout includes two well-proportioned bedrooms, ideal for a small family, guests, or even a home office. The bathroom plus WC is conveniently located, ensuring ease of access for all.

The living area provides a comfortable space for relaxation and entertaining. With a little imagination and personal touch, this bungalow can be transformed into a truly stunning home that reflects your style and preferences.

Alton Park is a sought-after location, known for its friendly atmosphere and proximity to local amenities. Residents can enjoy the benefits of village life while still being within easy reach of Worcester's vibrant city centre, offering a variety of shops, restaurants, and recreational facilities.

This property presents an excellent opportunity for first-time buyers, downsizers, or investors looking to make their mark in a desirable area. With its generous plot this bungalow is not to be missed. Embrace the chance to create your dream home in this idyllic setting.

**Entrance Porch**

**Living Room**

Comprises sliding doors into conservatory, feature electric fireplace, carpet flooring, door to kitchen and door to hallway. Tv socket

**Kitchen**

Comprises matching wall and base units, dual aspect, space and plumbing for dishwasher, space for cooker, space for under counter fridge or freezer, sink with double drainer, wood laminate flooring, door into utility, door into conservatory, door into living room , tiled splashbacks and space for dining table .

**Utility**

Wood laminate flooring, built in storage, wall and base units, space and bplumbing for washing machine and also extractor for tumble dryer, door into wc with low level wc and wash hand basin. Door to parking

**WC**

Window to rear aspect, WC and Basin

**Conservatory**

Double doors into garden, laminate flooring and multiple plug sockets

**Bedroom One**

Comprises double glazed window, radiator, built in wardrobe with mirrored sliding doors.

**Bedroom Two**

Comprises double glazed window, radiator, built in wardrobe with mirrored sliding doors.

**Shower Room**

Shower room comprises large airing cupboard housing combination boiler, low level WC, wash hand basin and shower cubicle

**Garage**

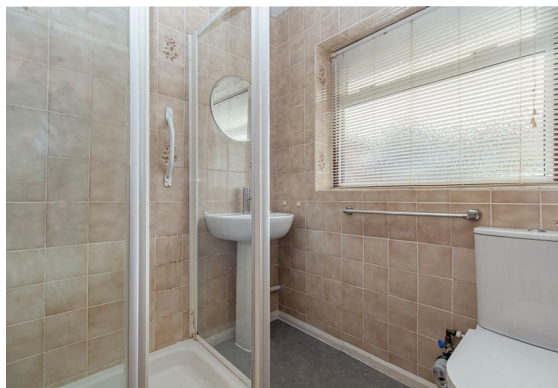
Up and over door

**Front Of Property**

Gravelled driveway to the front with access to the garage. Lawned area with mature borders.







### Rear Of Property

Extensive private garden laid to lawn with a selection of mature borders trees and shrubs for the garden enthusiast

### 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).

### 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.

### 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>

### 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>

### Tenure Freehold

We understand that the property is offered for sale Freehold.

### Directions

To find location what three words :

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### Parking

Parking for the property is to the front of the property with access to the garage.

### 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.

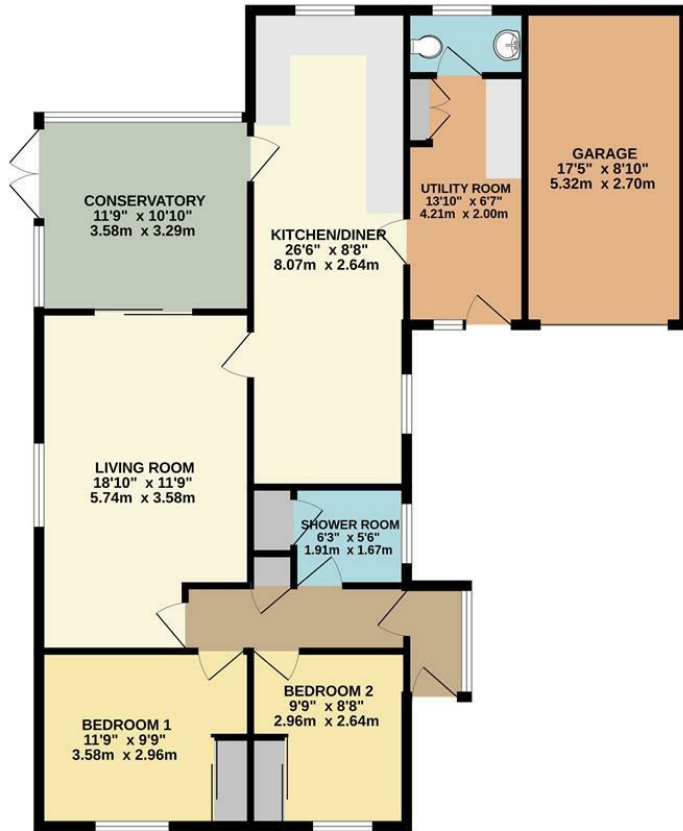
### Services

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.

### 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.

## GROUND 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.