



White Cottage High Park, Worcester, WR5 2RS
Asking Price £565,000



PLJ Worcester are delighted to present this exceptional well presented detached character cottage, beautifully enhanced with a high-quality contemporary finish. Situated in a desirable location to the south of the city, the property offers convenient access to the M5 Motorway (Junction 7) and the Worcestershire Parkway Station.

This superb home blends period charm with modern living and must be viewed to fully appreciate its quality and style. The accommodation comprises: an inviting entrance hall, a spacious living room, and a stylish open-plan dining kitchen fitted with a range of contemporary wall and base units and ample space for a large dining table. Additional ground floor features include a utility room, cloakroom, and a versatile garden room ideal for year-round enjoyment.

Upstairs, the property offers four well-proportioned bedrooms, including a generous principal bedroom with an en-suite shower room, and a modern family bathroom.

Externally, the property benefits from ample off-road parking, garage and beautifully maintained gardens to the front and side of the property. The outdoor space includes manicured lawns, a large paved seating area—perfect for entertaining—and is enclosed by timber panel fencing, offering privacy and a sense of tranquillity.

Hall

Stairs to first floor landing. Double glazed window to front. Door to:

Living Room

20'5" max x 22'11" max (6.22m max x 6.99m max)

Double glazed window to front aspect, feature fireplace with wood burner, wooden floor and beams to ceiling. Spot lights. Two radiators.

Kitchen Diner

18' max x 13'11" max (5.49m max x 4.24m max)

Double glazed windows to the front and side aspects. Contemporary Kitchen fitted with base and wall units and work surface on top. Integrated oven, hob and dishwasher. Space for fridge freezer. Sink with drainer. Spot lights. Radiator.

Utility Room

8'10" x 5'1" (2.69m x 1.55m)

Tiled floor, oil fired central heating boiler and fitted with base and wall units. Space and plumbing for washing machine and tumble dryer.

Cloakroom

Having wash hand basin and W.C. Ceiling light point

Garden Room

14'7" x 13'8" (4.45m x 4.17m)

Being part brick, windows to rear and side overlooking the garden and French doors out to the garden. Radiator and underfloor heating.

First Floor Landing

Ceiling light point. Having doors to:

Bedroom One

12'2" x 11'3" (3.71m x 3.43m)

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





En-suite

Double glazed window to front aspect, double shower cubicle with electric shower, wash hand basin atop vanity unit and W.C. Tiled floor and tiled walls. Under floor heating.

Bedroom Two

12'5" max x 10'7" max (3.78m max x 3.23m max)

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

Bedroom Three

10'4" max x 11'3" max (3.15m max x 3.43m max)

Ceiling window to rear aspect and built-in wardrobe. Radiator. Ceiling light point.

Bedroom Four

10'6" max x 8'10" max (3.20m max x 2.69m max)

Double glazed window to side aspect, built-in wardrobe. Radiator. Ceiling light point.

Shower Room

Ceiling window to rear aspect, walk in shower with mains fed shower, vanity unit wash hand basin, W.C. Radiator. Tiled and panel splashbacks.

Garage

Up & Over door. Light and power.

Outside

Immaculately presented gardens with raised lawn with paved area and path to the front. Feature pond.

The side garden with lawn and patio area enclosed by timber panel fencing.

Agents Note

To Note:

Please be aware the property is on Oil fired central heating and on a septic tank.

The property is located off the Pershore Road (B4084), please be aware of the properties location prior to viewing.

The cottage is located in the rear corner of the plot with the gardens to the front of the property and side.



Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by London and Country in order to demonstrate due diligence on behalf of our clients.

For an indication of possible mortgage products available, please go to;

<https://www.pljworcester.co.uk/mortgages>

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 and we would 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

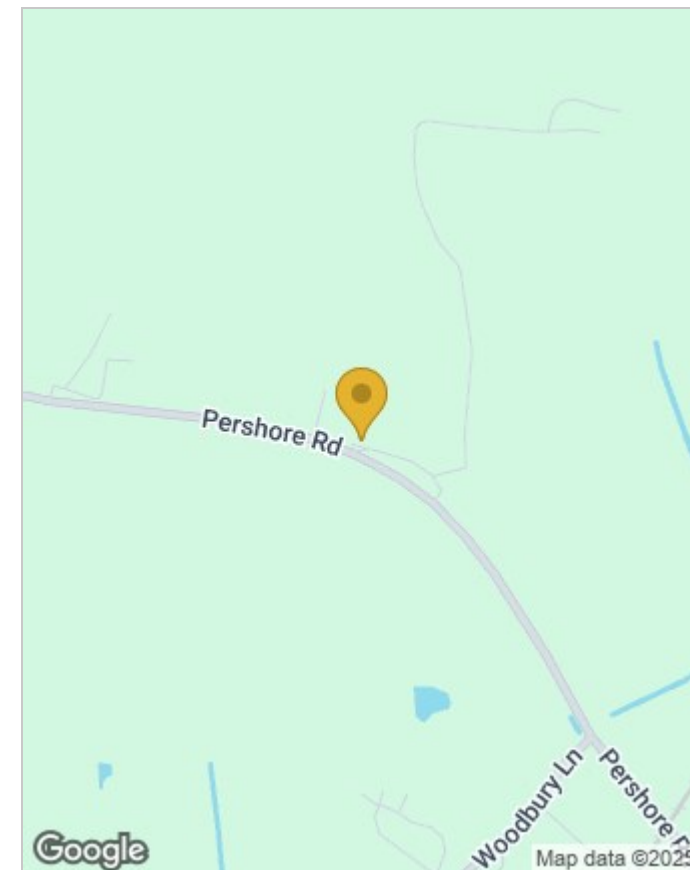
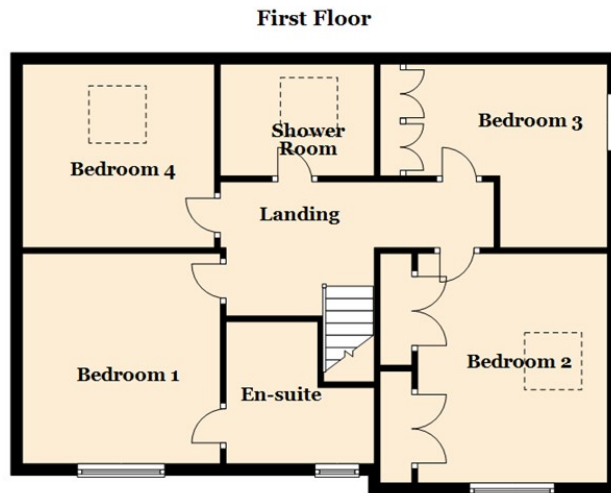
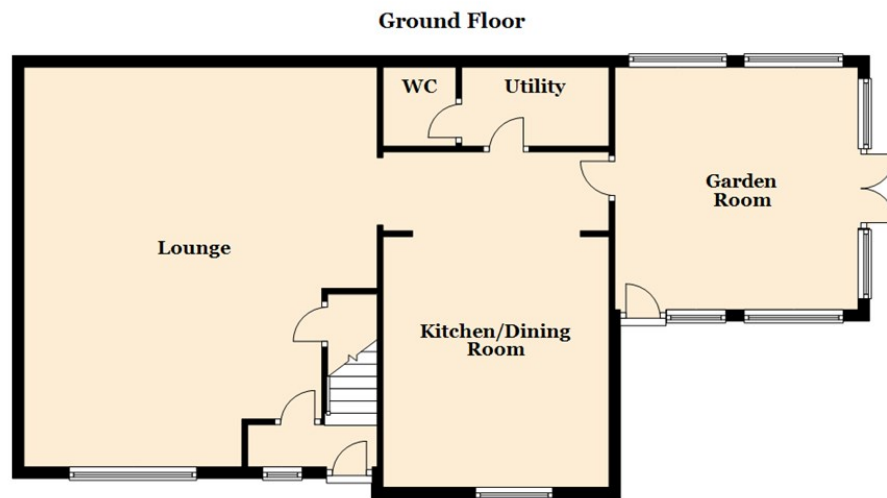
Mains electricity, water were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Tenure

We understand (subject to legal verification) that the property is offered for sale Freehold.

Viewing

Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 09:00 - 14:00 on Saturday's. During this pandemic we are following Government Guidelines for viewing appointments - <https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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.