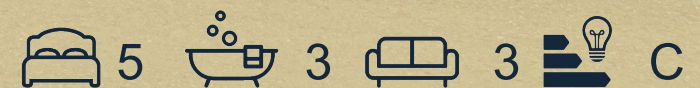


Philip Laney & Jolly



The Coach House Napleton Lane, Worcester, WR5 3PT
Offers In The Region Of £800,000



Philip Laney & Jolly Worcester are delighted to bring to the market The Coach House, located in the picturesque village of Kempsey, Worcester. This beautifully presented five-bedroom detached neo-Georgian family home offers a perfect blend of classic design and modern convenience.

As you step through the front door, you are welcomed by an inviting hallway that sets the tone for the rest of the home. The ground floor features a spacious dining room, perfect for hosting family gatherings. Adjacent to the dining room is a comfortable sitting room, providing an enjoyable space for relaxation and entertainment. There is also an additional living room, offering a versatile and light area enjoying a rear aspect outlook and wood burner.

The heart of the home is undoubtedly the kitchen diner, which enjoys ample family space for cooking and dining. The kitchen is well-appointed with modern appliances, plenty of storage, and stylish finishes. A convenient WC and a utility room complete the ground floor, adding practicality to the property's appeal.

Ascending to the first floor, you will find five generously sized bedrooms, each thoughtfully designed to offer comfort and tranquility. The two main bedrooms both features an en-suite. The remaining bedrooms share a well-equipped family bathroom, ensuring ample space and convenience for all family members.

Outside, the property continues to impress with its double detached garage and ample parking space, making it perfect for households with multiple vehicles or frequent guests. One of the standout features of this home is the mature gardens that surround the property. These gardens offer a serene and private setting, ideal for outdoor relaxation and recreation. The rear garden is particularly enchanting, featuring a charming pergola that provides a perfect spot for al fresco dining.

Hallway

Double front door opens to a spacious and inviting area with access to all rooms. Tiled floor. Stairs rise to first floor. Ceiling light point and two ceiling spot lights. Underfloor heating

Dining Room

Two double glazed sash windows. Ceiling spot lights. Tiled floor and underfloor heating.

Sitting Room/Snug

Two sash double glazed windows to the front and side aspect. Ceiling spot lights. Underfloor heating

Kitchen Diner

Light and spacious family suite comprising matching wall and base units with granite work surfaces over. Space for range, space for dishwasher and also fridge/freezer. Tiled splashbacks and tiled floor. Double glazed sash window to the side aspect Sash window to the rear aspect, patio door to the side aspect and French double doors opening to the private patio area. Ceiling spot lights. Underfloor heating

Living Room

Two sets of double doors opening to the rear garden, two sash windows creating natural light.. Log burner. Ceiling spot lights and double doors to the hallway and underfloor heating.

Cloakroom

Vanity unit with wash hand basin. Low level W.C. sash window. underfloor heating. Ceiling light lights and tiled floor.

Utility

Space and plumbing for washing machine. modern Worcester Bosch boiler, back door, spot light. wall and base units and coat rack. Underfloor heating.

Landing

Double glazed sash window. Loft access with ladder and airing cupboard.

Bedroom One

Two wall lights. Double glazed sash window with South facing aspect. Fitted dressing table and wardrobe. Radiator. Ceiling spot lights.





En Suite

Sash window, under floor heating, extractor, tiled walls, shower cubicle. Heated towel rail, wash hand basin and W.C. inset to vanity unit.

Bathroom

Underfloor heating, sash window bath with shower screen, basin and W.C. Ceiling spot lights.

Bedroom Two

Ceiling spot light. Double glazed window overlooking the rear garden. Two wall lights, two radiators.

En-suite

Sash window. W.C. Basin inset to vanity. Tiled floor, corner shower cubicle. Heated towel rail and ceiling spot lights.

Bedroom Three

Sash window to the front. Spot light and radiator.

Bedroom Four

Sash window to the front aspect, radiator and ceiling spot light.

Bedroom Five

Currently fitted as a study with radiator and ceiling spot light.

Outside

Mature and exceptionally well presented gardens surround this wonderful home, To the rear there is a private seating area with a pergola, pond and raised borders with box hedging. The remaining garden to the rear is laid to lawn and enclosed by timber panel fencing. There is a gravelled area to one side with gated access to the front, garden shed, outside security lights and two outside taps. To the other side there is a patio area with access to the garage.

Double Detached Garage

Two security lights, up and over door with power and lighting. Gravelled drive provides ample parking to the front and surrounded with evergreen plants and patio area.

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.

Parking

Parking for the property is

Mobile Coverage

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

<https://checker.ofcom.gov.uk/en-gb/mobile-coverage>

Tenure Freehold

We understand that the property is offered for sale Freehold.

Broadband

We understand currently Superfast Fibre 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>

COUNCIL TAX MHDC

We understand the council tax band presently to be : G 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.

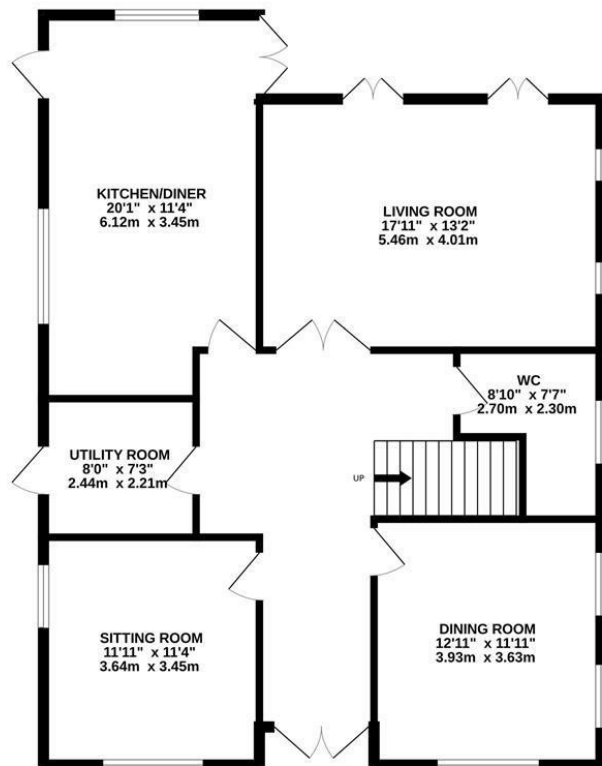
Viewings

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.

Verifying ID

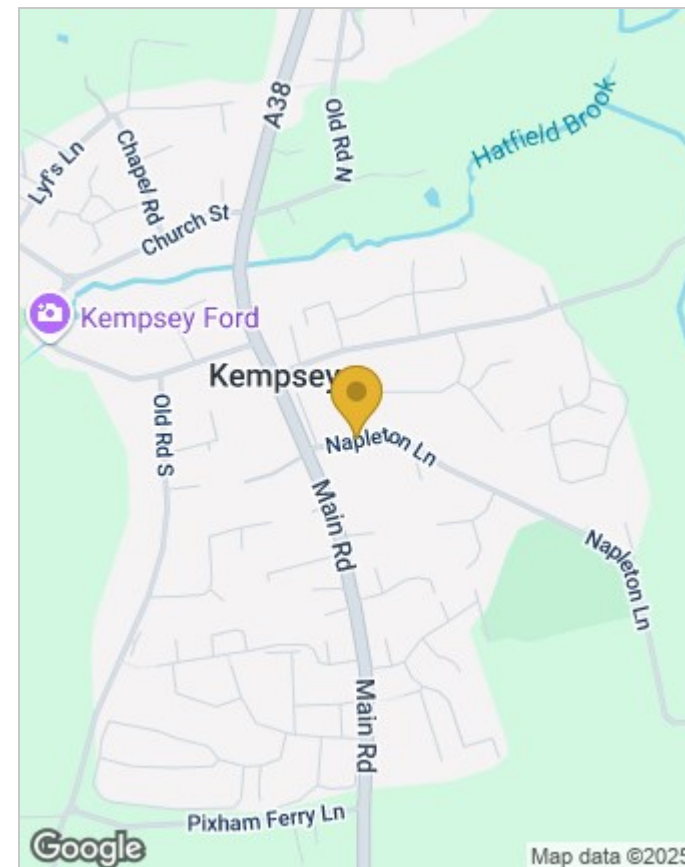
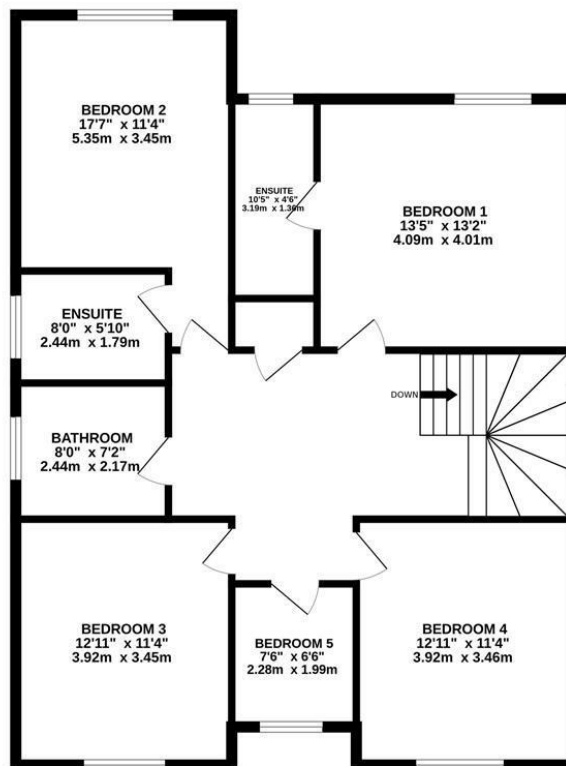
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport,

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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1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(93 plus) A		
(81-91) B		
(69-80) C	75	81
(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.