

Philip Laney & Jolly



5 Barry Street, Worcester, WR1 1NR
Guide Price £160,000

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Philip Laney & Jolly Worcester welcome to the market 5 Barry Street. This two/three-bedroom end terrace house offers a wonderful opportunity for those looking to create their dream home. The property is brimming with potential, although requiring improvements throughout.

Upon entering, you will find two spacious reception rooms, The kitchen, while in need of modernisation, offers a functional layout . The ground floor also features a convenient bathroom, catering to the needs of family living.

As you ascend to the first floor, you will discover three well-proportioned bedrooms. It is worth noting that access to the third bedroom is through the second, making it an ideal space for a first floor bathroom, dressing room or a study. The layout presents a unique opportunity to reconfigure the space to better suit your needs.

The rear garden is a blank canvass providing a private outdoor area for gardening. With no onward chain, this property is ready for a new owner to make it their own without delay.

This end terrace house on Barry Street is perfect for families or investors looking to add value through renovation. With its prime location in Worcester, you will be close to local amenities, schools, and transport links. Don't miss the chance to turn this house into a beautiful home.

Living room

Front door opens to the living room. Bay window to the front aspect. Meter cupboard. Carpet flooring. Opening to dining room.

Dining room

Under stairs storage. Electric fireplace. Carpet flooring. Double glazing. Entry into kitchen through the door and open to the living room.

Kitchen

Wall and base units. Two double glazed windows. Lino flooring. Non-fitted electric oven with gas hob. Space and plumbing for washing machine/dishwasher. Door into hallway and living room.

Bathroom

Tiled walls. Bath with shower over. Wash hand basin and toilet. Double glazed window.

Bedroom One

Double glazed windows. Useful storage cupboard. Carpet flooring. High heat retention storage heater.

Bedroom Two

Carpet flooring. High heat retention storage heater. Double glazed window. Entry into bedroom three.

Bedroom Three

Single glazed window. Carpet flooring. Electric hot water immersion tank.





Garden

Low maintenance rear garden laid to slabs and enclosed by timber panel fencing.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : B

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.

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.

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.

Broadband

We understand currently Full 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>

Parking

Parking for the property is permit parking.

Mobile Coverage

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

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

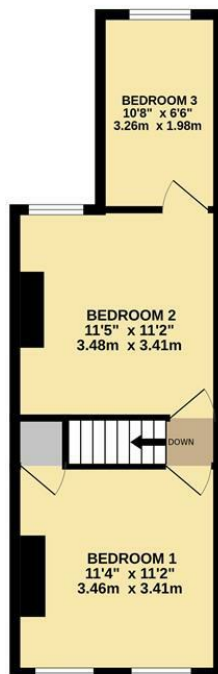
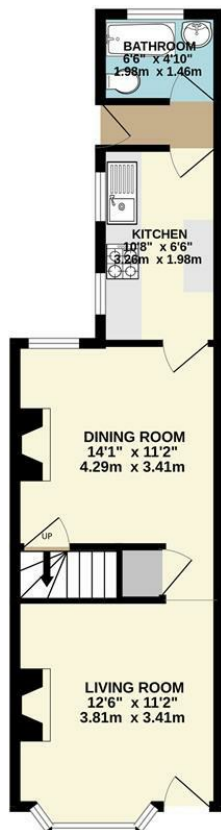
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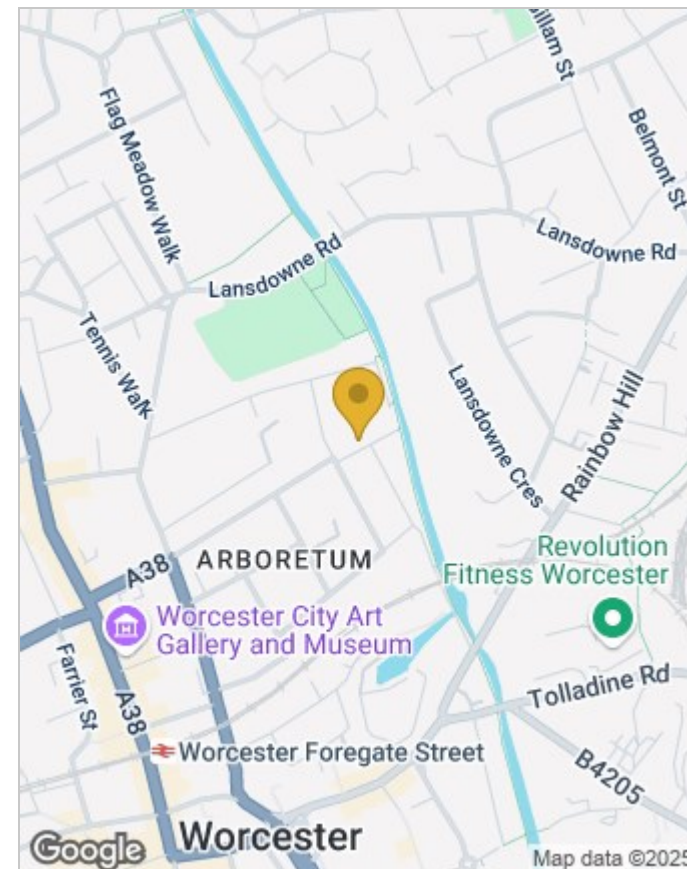
Three Limited Limited

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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			
02 (10-11)	A		83
01 (1-10)	B		
00 (0-10)	C		
00 (0-10)	D		
00 (0-10)	E	39	
00 (0-10)	F		
00 (0-10)	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.