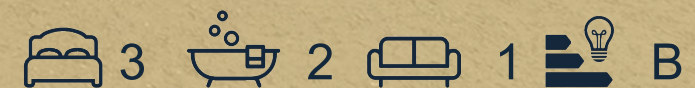




1 Harrison Gardens, Worcester, WR2 5UA
Asking Price £362,500



Philip Laney & Jolly are proud to present this light and airy well presented detached home, set on the edge of Worcester in a peaceful and popular location. Constructed in 2020 by Persimmon Homes, the property combines stylish modern living with a well-planned layout ideal for families.

Step inside and you will be welcomed by a bright and generously sized living room—perfect for both cosy evenings and entertaining. A modern kitchen-diner forms the heart of the home, complete with contemporary wall and base units, a separate utility area, and a convenient downstairs WC.

Upstairs, the property offers three well-proportioned bedrooms. The main bedroom enjoys the benefit of an en-suite shower room, while a family bathroom serves the remaining two bedrooms.

Outside, the rear garden offers a private and pleasant space—ideal for outdoor dining or simply relaxing in the fresh air. The property benefits further from a garage, off road parking, double glazing and gas central heating.

With no onward chain, this is a fantastic opportunity to move straight into a modern home in a sought-after, tranquil setting. Early viewing is highly recommended.

EPC: B Council Tax Band: D Tenure: Freehold

Hallway

Obscure double glazed entrance door. Radiator and ceiling light point. Stairs rising to first floor.

Kitchen/Diner

Double glazed windows to front and rear aspects. Kitchen fitted with a range of wall and base units with worksurface over. Integrated fridge freezer and dishwasher. Cooker with hob and extractor over. One and a half bowl stainless steel sink and drainer. Storage cupboard. Two ceiling lights points and two radiators.

Utility Room

Obscure double glazed door to garden. Base unit with worksurface over. Space and plumbing for washing machine and tumble dryer. Radiator and ceiling light point.

WC

Pedestal wash hand basin and low level WC. Ceiling light point and extractor fan. Tiled splashbacks.

Lounge

Double glazed window to front aspect and double glazed French doors to rear garden. Ceiling light point and two radiators.

Landing

Double glazed window to rear aspect. Loft access and storage cupboard. Radiator and ceiling light point.

Bedroom One

Double glazed windows to rear and side aspects. Built-in wardrobes. Radiator and ceiling light points.

En-suite

Obscure double glazed window to front aspect. Modern suite comprising of: shower cubicle with mains fed shower, pedestal wash hand basin and low level WC. Tiled splashbacks. Radiator and ceiling light point. Extractor fan.





Bedroom Two

Double glazed window to front aspect. Radiator and ceiling light point.

Bedroom Three

Double glazed window to rear aspect. Radiator and ceiling light point.

Bathroom

Obscure double glazed window to front aspect. Panelled bath with electric shower over, pedestal wash hand basin and low level WC. Tiled splashbacks. Radiator and ceiling light point. Extractor fan.

Outside

Secure rear garden with wall and fenced boundary. Patio seating area with steps leading to a range of raised beds and barked area. Gated side access.

Garage

Up and over door. Lighting and power.

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.

Floorplan

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.

Tenure

We understand that the property is offered for sale Freehold.
£394.46 annual estate management fee.

Council Tax MHDC - Malvern

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).

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/my-products>

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>

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.

Verifying ID

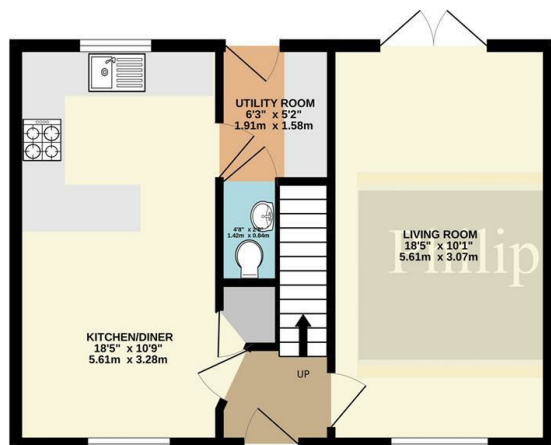
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, 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. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.



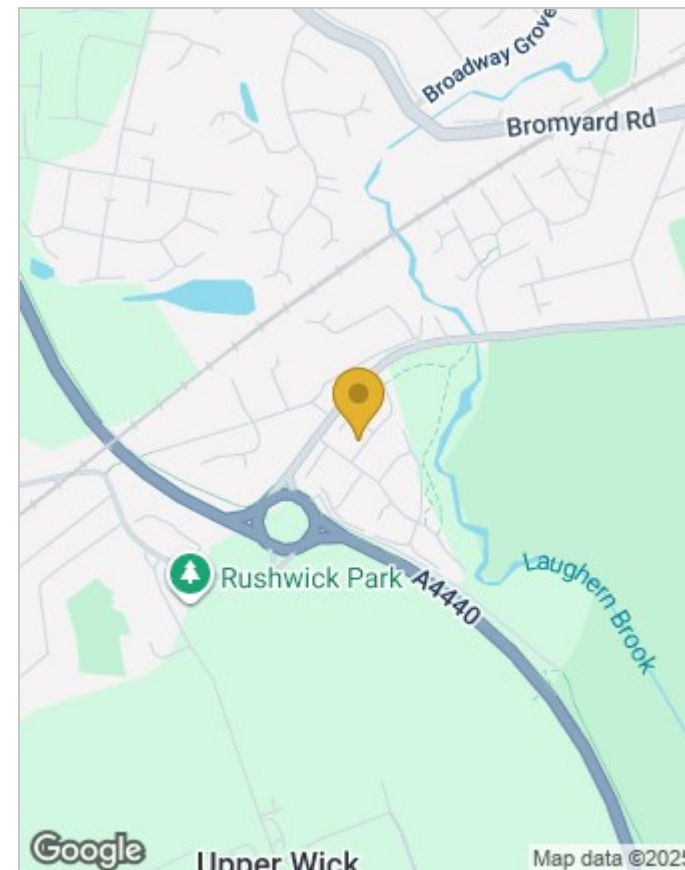
GROUND FLOOR



1ST 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) A		95
(81-91) B		
(69-80) C	84	
(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.