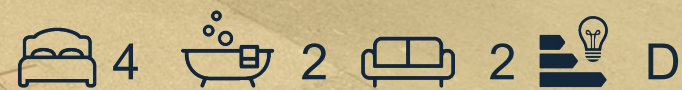


Philip Laney & Jolly



25 Mandalay Drive, Worcester, WR5 2PL
Offers Over £400,000



PLJ Worcester are delighted to bring to the market this splendid four-bedroom detached family home on Mandalay Drive in Norton which offers the ideal blend of modern comfort and convenience. Situated in this popular village the location is particularly advantageous being near the M5 junction 7 and Worcester Parkway Station, making commuting and travel effortless.

The property is very well presented throughout, ensuring a welcoming atmosphere for you and your family. Upon entering, you will find a generous hallway leading into the inviting lounge/diner, ideal for both relaxation and entertaining guests, conservatory overlooking the rear garden, Kitchen and downstairs WC. Additionally downstairs part of the garage has been turned into a useful utility area. Upstairs the four bedrooms are generously sized, offering a peaceful retreat for everyone in the household. Additionally, the property boasts two well-appointed bathrooms, catering to the needs of a busy family. The layout of the home is thoughtfully designed, providing ample space for family gatherings and quiet evenings alike.

Outside is a well enclosed, pleasant rear garden which extends round the side of the property as well providing a lovely private space to relax and unwind.

With its attractive features and prime location, this property presents an excellent opportunity for families seeking a new home in a desirable area. Do not miss the chance to make this lovely house your new home.

EPC: D Council Tax Band: E Tenure: Freehold

Hall
Obscure double glazed entrance door. Ceiling light point. Radiator. Stairs rising to first floor.

Lounge/diner
Double glazed bay window to front aspect. Two radiators. Two ceiling light points. Double glazed sliding doors to conservatory.

Kitchen
Two double glazed windows to rear aspect. Ceiling light point. Radiator. Under stairs storage. Matching wall and base units with work surface on top. Space for cooker, under counter fridge or freezer, and a washing machine/dishwasher. Stainless steel sink and drainer. Tiled splashbacks. Extractor fan.

WC
Obscure double glazed window to side aspect. Pedestal wash hand basin and low level WC. Tiled splashbacks. Ceiling light point.

Utility area
Obscure double glazed window to side aspect. Ceiling light point. Space and plumbing for washing machine. Space for under counter fridge or freezer.

Conservatory
Double glazed windows and door to rear garden.

Landing
Loft access. Ceiling light point. Airing cupboard.

Bedroom one
Double glazed window to front aspect. Ceiling light point. Radiator. Built in wardrobes.

En-suite
Obscure double glazed window to side aspect. Spot lights. Heated towel rail. Double shower cubicle with mains fed shower. Wash hand basin atop vanity unit. Low level WC. Tiled splashbacks. Tiled floor.

Bedroom two
Double glazed window to rear aspect. Ceiling light point. Radiator.

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

Bedroom four
Double glazed window to rear aspect. Ceiling light point. Radiator.





Bathroom

Obscure double glazed window to rear aspect. Ceiling light point. Extractor fan. Radiator. Panelled bath. Pedestal wash hand basin and low level WC. Tiled splashbacks.

Rear garden

Secure with timber panelled fencing and wall. Patio seating area and path leading to stoned seating area. Laid to lawn with planted beds. Gated side access. Gate leading to enclosed lawn area to the side.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : E

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).

Garage

Up and over door. Light.

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 via the driveway to the front.

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>

EE- Good outdoor

O2- Good outdoor

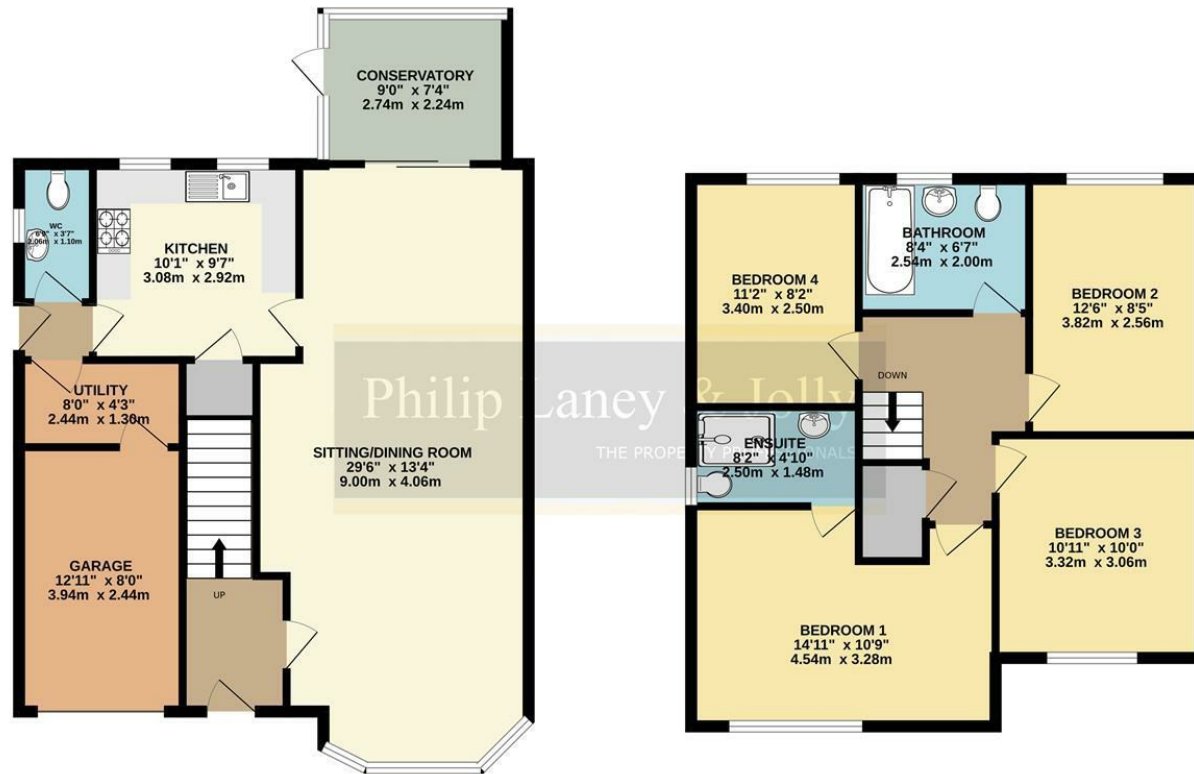
Three- Good outdoor

Vodafone- Good outdoor and in-home

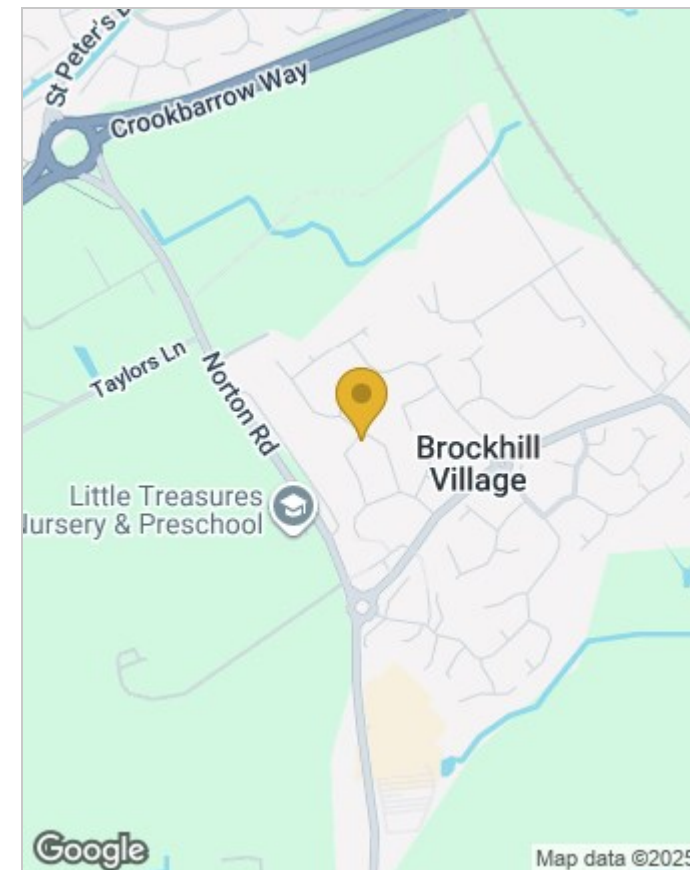
What Three Words

Proposals Astounded Whistling





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 plus A			
01-01 B			
00-00 C			
00-00 D			
00-00 E			
00-00 F			
00-00 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.