



27 Massey Drive, Worcester, WR5 1TN
Offers In The Region Of £200,000



PLJ Worcester are delighted to bring to the market this nearly new one bedroom house, built in December 2022, which offers a wonderful opportunity for those seeking a modern and comfortable living space. With a remaining seven years on the NHBC certificate, you can enjoy peace of mind in your new home.

The house features a well-designed and spacious layout with light and airy accommodation throughout. Upon entering you find a welcoming hallway leading to the generous living room and modern Kitchen. Additionally downstairs is the WC. Upstairs you find the spacious bedroom and a contemporary shower room.

The accommodation is thoughtfully arranged to maximise space and natural light, creating an inviting atmosphere throughout. The generous rooms provide ample space for relaxation and entertaining, making it an ideal choice for individuals or couples.

One of the standout features of this property is the private rear garden, perfect for enjoying the outdoors or hosting gatherings with friends and family. Additionally, the property includes parking for one vehicle, adding to the convenience of modern living.

Situated in a popular residential area whether you are a first-time buyer, downsizing, or looking for an investment property this delightful one-bedroom house presents a fantastic opportunity to own a piece of contemporary living.

EPC: B Council Tax Band: B Tenure: Freehold

Hallway

Entrance door. Ceiling light point. Radiator. Stairs rising to first floor.

Kitchen

Double glazed window to rear aspect. Fitted with a range of modern wall and base units with work surface on top and under cabinet lighting. Space for fridge freezer and space and plumbing for washing machine/dishwasher. Electric oven and grill with gas hob and extractor over. Stainless steel sink and drainer. Radiator and ceiling spotlights.

Living Room

Double glazed window to rear aspect and double glazed window to side aspect. Ceiling light point. Radiator.

Downstairs WC

Low level WC, wash hand basin and tiled splashback. Radiator.

Landing

Ceiling light point. Storage cupboard.

Bedroom

Double glazed window to rear aspect and double glazed window to side aspect. Radiator. Ceiling light point.

Shower Room

Double glazed window to rear aspect. Low level WC, wash hand basin and shower cubicle with mains fed shower. Tiled walls.

Outside - Rear

Private rear garden mainly laid to lawn with storage cupboard housing combi boiler. Electric point in garden.

Tenure

We understand that the property is offered for sale Freehold.





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.

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).

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>

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.

Property to sell?

If you have a property to sell in Malvern 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 Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

Viewings

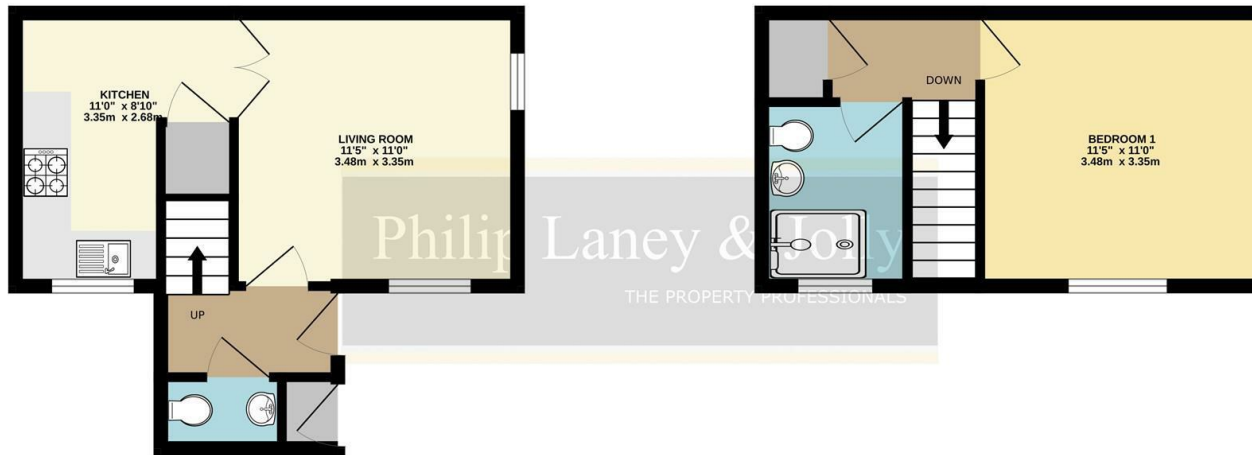
Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

Parking

Parking for the property is via the one allocated parking space.

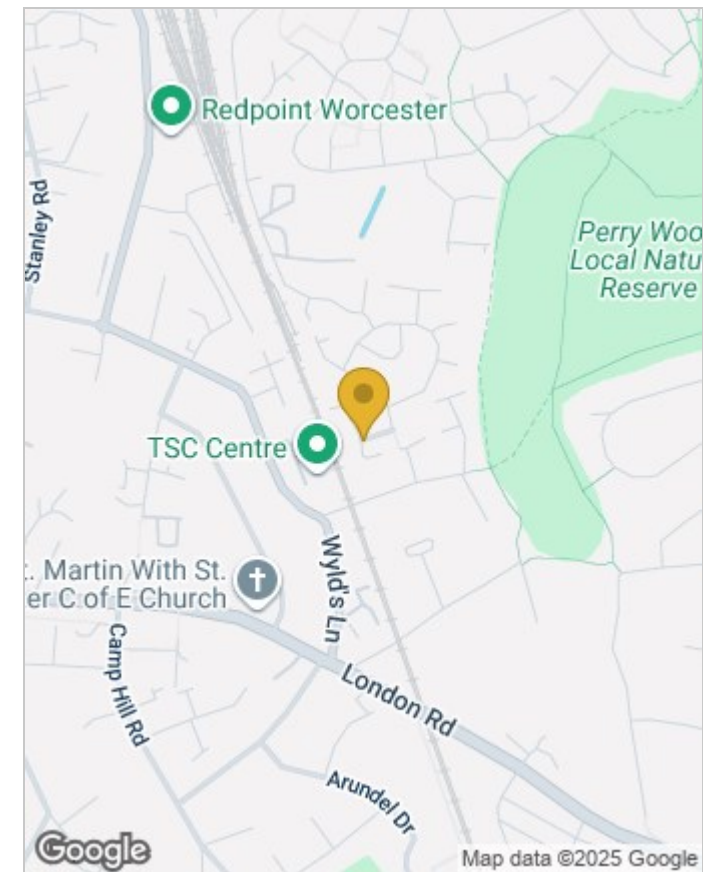
GROUND FLOOR

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		98
(81-91) B	83	
(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.

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<https://www.pljworchester.co.uk/>