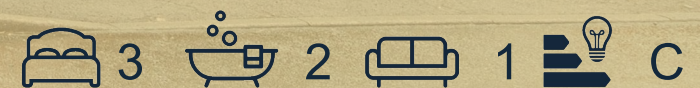




57 The Limes, Worcester, WR5 3LG  
Offers over £320,000



**\*\* SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL \*\***

Philip Laney & Jolly Worcester are delighted to offer a wonderfully presented and maintained three double bedroom family home nestled in the charming village of Kempsey. Positioned on an enviable corner plot, the property presents a unique appeal, further enhanced by its extra wide tandem garage, perfect for accommodating multiple vehicles plus ample parking to the front. A notable feature is the insulated Dutch barn shed, providing additional storage space or potential for a home office.

Internally the heart of this home lies in the kitchen and dining area, where bi fold doors and underfloor heating make it an inviting space for gatherings and everyday living. The property enjoys a spacious and light living room to the front aspect with feature fireplace plus a recently fitted ground floor bathroom comprising panelled bath with shower over, WC and pedestal wash hand basin. Stairs rise from the inner hallway to the first floor that provides three double bedrooms with the main bedroom benefiting from built in wardrobes and a fitted ensuite comprising shower cubicle, basin inset to modern vanity unit and WC.

The property benefits further from gas central heating and recently updated double glazing. An internal viewing is highly recommended to appreciate what this home has to offer.

Tenure - Freehold. Council Tax Band D

#### **Entrance Hall**

Accessed via a composite double glazed front door. Stairs rise to the first floor, radiator, two ceiling light points, smoke and carbon monoxide alarm, two storage cupboards and consumer box (updated December 2020)

#### **Living Room**

Large double glazed window to the front aspect, feature stone hearth and surround with electric fire inset. Ceiling light point and radiator.

#### **Bathroom**

Obscure double glazed window to the side aspect, panelled bath with shower over powered by boiler, glazed screen, pedestal wash hand basin and WC. Feature radiator, tiled floor, built in storage cupboard with shelving, wall light and ceiling light point.

#### **Kitchen/Dining Room**

##### **Kitchen Area:**

Accessed via bi fold glazed doors and fitted with contemporary wall and base units with space and plumbing for tumble dryer/dishwasher, integrated fridge, Zanussi four ring hob, AEG fitted oven with warming and proving draw. Wall mounted Glow worm heating system.

##### **Dining Area:**

Feature bi fold doors open to the private rear garden making this the ideal area to socialise. Ceiling light point, radiator and benefiting from underfloor heating to both the kitchen and dining area.

#### **Tandem Garage**

Accessed from the kitchen. Remote insulated section door plus pedestrian door provide access to the extensive parking area to the front. There is power, lighting and plumbing for washing machine and door to the side opening to the rear garden.

#### **Landing**

Ceiling light point, smoke alarm and doors to all three double bedrooms.

#### **Bedroom One**

Double glazed window to the front aspect, fitted with quality built in wardrobes, radiator and ceiling light point.

#### **En-suite**

Mira electric shower with humidity sensor, low level WC, basin inset to modern vanity unit. Obscure double glazed window to the rear aspect, radiator and heated towel rail with optional electric supply.

#### **Bedroom Two**

Double glazed window to the rear aspect, built in double wardrobes, ceiling light point and radiator.





### Bedroom Three

Double glazed window to the front aspect, radiator, built in storage cupboard and ceiling light point.

### Rear Garden

Initial patio area, remaining area laid to lawn with borders and enclosed by timber panel fencing. 14ft x 8ft Dutch barn shed which is insulated. There is an additional lawned area to the side of the property next to the garage and garden.

### 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.

### Tenure Freehold

We understand subject to legal verification 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.

### COUNCIL TAX MHDC

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).

### 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.

### Parking

Parking for the property is provided via the driveway to the side.

### Broadband

We understand currently Superfast Fibre Broadband (also known as Fibre to the Cabinet) 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>

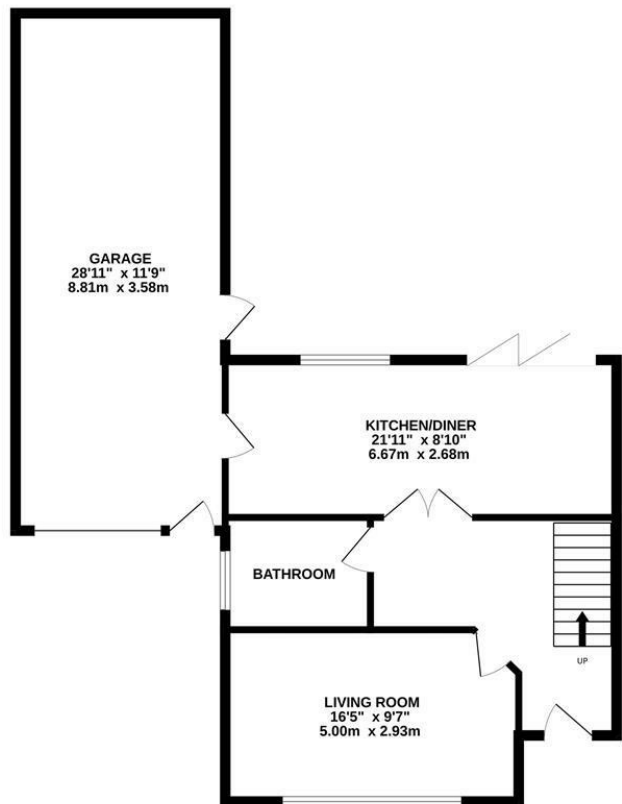
### Mobile Coverage

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

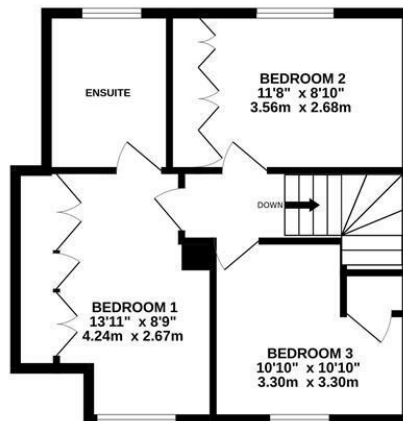
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



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			
(95 plus) A			88
(81-91) B			
(69-80) C		70	
(54-68) D			
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our PLJ 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.