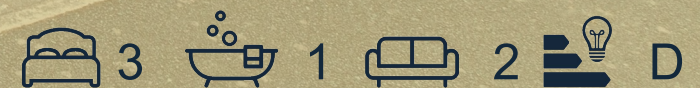




104 Foxwell Street, Worcester, WR5 2ET
Offers over £275,000



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

Philip Laney & Jolly Worcester welcome to the market 104 Foxwell Street, Worcester - a charming location for this delightful three bedroom family home. This property offers a perfect blend of comfort and style, making it an ideal choice for those seeking a new home.

Situated in the heart of Worcester, this house boasts ample off road parking to the front, three spacious bedrooms, providing ample space for a growing family or those in need of a home office or guest room.

As you step inside, you'll be greeted by a well-designed layout that seamlessly connects the living spaces. The accommodation provides a living room which is a cosy retreat with a feature wood burner, ideal for those colder evenings, downstairs WC, while the extended kitchen enjoys integrated appliances and ample quality wall and base units that opens to the dining room that overlooks the private and well maintained rear garden.

The location of Foxwell Street adds to the appeal of this property, with its proximity to local amenities, schools, and transport links, ensuring convenience is always at your doorstep. Whether you enjoy a leisurely stroll in the nearby parks or prefer shopping in the bustling city centre, this house offers the best of both worlds.

In summary, this 3-bedroom house on Foxwell Street, Worcester, is a fantastic opportunity for those looking to settle in a vibrant and welcoming community. Contact Philip Laney estate agents today to arrange a viewing and take the first step towards making this house your new home.

Entrance Hall

Composite front door with double glazed square panels, area to hang coats, vertical contemporary radiator, stairs rise to the first floor with lights inset and two ceiling spot lights.

Living Room

Walk in bay window to the front aspect, feature wood burner inset to fireplace with slate hearth, two wall lights and four ceiling spot lights and radiator. Door to:

Cloakroom

Obscure double glazed window to the rear aspect, low level WC, basin inset to vanity unit, radiator, two ceiling light points and tiled floor.

Kitchen

Fitted with modern grey gloss wall and base units with worksurfaces and integrated appliances including washing machine, dishwasher, induction hob and electric fan oven. Kardean flooring, two double glazed windows to the side aspect, pantry with power to house a tumble dryer, consumer box and shelving. One and a half sink and drainer, radiator and USB plug sockets. Arch to:

Dining Room

Double glazed patio door with two double glazed windows to the side overlooking the feature private rear garden. Two radiators, Kardean flooring and eight ceiling spot lights.

Landing

UPVC double glazed window to the side aspect, two loft access hatches, three ceiling spot lights, radiator and doors to all first floor rooms.

Airing Cupboard

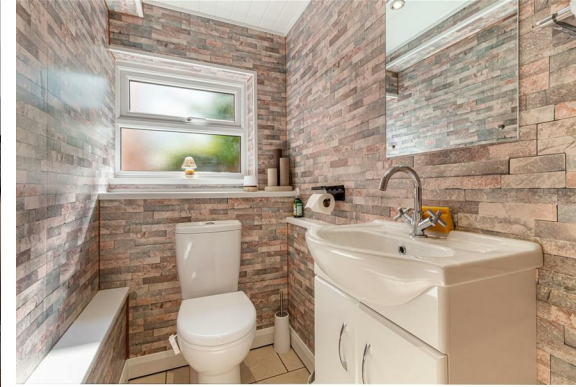
Housing Ideal heating system and shelving.

Bedroom One

Two double glazed windows to the front aspect, built in wardrobes with mirrored doors, four ceiling spot lights

Bedroom Two

Double glazed window to the rear aspect, radiator and four ceiling spot lights and built in wardrobe.





Bedroom Three

Double glazed window to the rear aspect, radiator and three ceiling spot lights.

Bathroom

Obscure double glazed window to the rear aspect, bath, WC and basin inset to vanity unit, fully tiled walls, sensor light mirror, separate shower cubicle, five ceiling spot lights, vertical contemporary radiator plus a chrome heated towel rail and Karndean flooring.

Front Of Property

Paved parking area with drop kerb providing off road parking for three cars. Gated access to the rear aspect.

Rear Of Property

Extensive quality patio area providing private seating area, remaining area laid to Astro turf, raised railway sleeper borders, two metal sheds ideal for outside storage, outside tap, power and lighting.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : C

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 Ultrafast 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>

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 that the property is offered for sale Freehold.

Parking

Parking for the property is to the front with paved driveway for three cars.

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.

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.

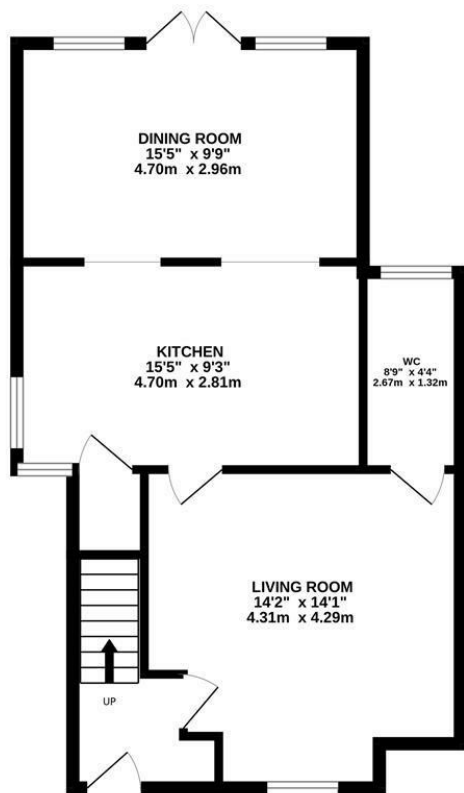
If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

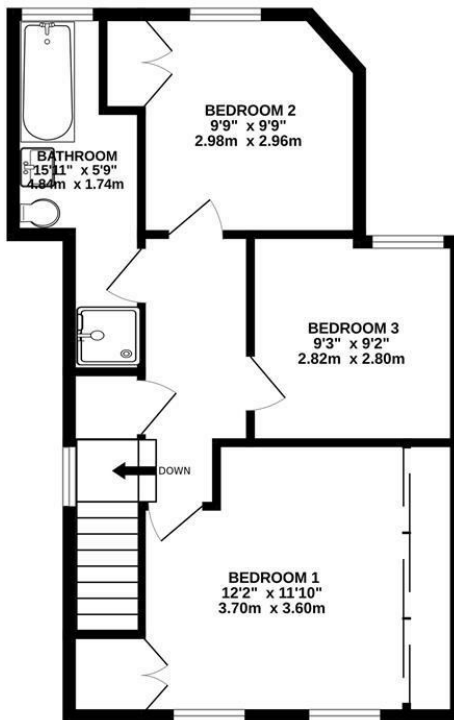
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.



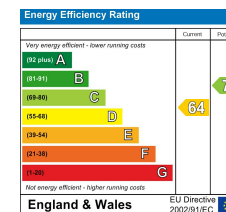
GROUND FLOOR



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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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.