

Philip Laney & Jolly



229 Hylton Road, Worcester, WR2 5LA  
Offers In Excess Of £300,000





PLJ Worcester are delighted to bring to the market situated on Hylton Road in St Johns area of Worcester this well-presented three-bedroom detached bungalow offering generous living throughout. The property is within close proximity to a range of amenities with the foot bridge taking you into the city centre just a short stroll away.

Inside the bungalow offers light and airy living accommodation throughout with a spacious living room, conservatory and kitchen offering you ample space for relaxation and entertaining guests. Each of the three bedrooms is generously sized with the first and second bedroom both benefitting from built in wardrobes ensuring that everyone has their own private retreat.

The modern shower room features a stylish and spacious walk-in shower, adding a touch of luxury to your daily routine. One of the standout features of this bungalow however is the lift that connects the garage to the living room, making it exceptionally accessible and practical for all ages.

Outside, the property benefits from parking to the front whilst having a pleasant enclosed rear garden to the back.

This bungalow is ideal for those seeking a peaceful lifestyle while still being close to the amenities and attractions that Worcester has to offer. With its thoughtful design and excellent features, this home is sure to appeal to families, retirees, or anyone looking for a comfortable living space. Don't miss the opportunity to make this delightful bungalow your own.

EPC: C Council Tax Band: D Tenure: Freehold

**Porch**

Double glazed sliding doors. Ceiling light point. Door to hallway.

**Hallway**

Obscure double glazed entry door and side panel. Two radiators. Two ceiling light points. Loft access. Storage cupboard. Doors off to:

**Living Room**

Double glazed bay window to front aspect. Two ceiling light points. Two radiators. Fireplace with inset electric fire.

**Kitchen**

Double glazed window to rear aspect. Obscure double glazed door to rear garden. Three ceiling light points. Radiator. Matching wall and base units with work surface over top. Integrated cooker and hob with extractor over. Space for fridge-freezer and washing machine. Stainless steel sink and drainer with mixer tap. Tiled splashback.

**Conservatory**

Ceiling light point. Radiator. Double glazed windows around. Double glazed door to garden.

**Bedroom One**

Double glazed window to rear. Ceiling light point. Radiator. Built in wardrobes.

**Bedroom Two**

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

**Bedroom Three**

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

**Shower Room**

Obscure double glazed window to rear aspect. Ceiling light point. Radiator. Extractor fan. Modern suite with large shower tray with electric shower. Wash hand basin atop vanity unit and low level WC. Tiled walls. Panelled splashbacks.







#### Garden

Secure with timber panelled fencing. Gated side access. Decking and patio seating area with brick storage shed. Steps leading up to artificial turf area with planted borders and additional patio seating area.

#### Front garden

Low maintenance front garden. Block paved driveway. Steps leading up to front door.

#### Garage

Electric roller shutter door. Light and power. Lift to living room.

#### Council Tax Worcester

We understand the council tax band presently to be : D

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).

#### 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.

#### 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.

#### 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 is available to order 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 off-road parking for two cars.

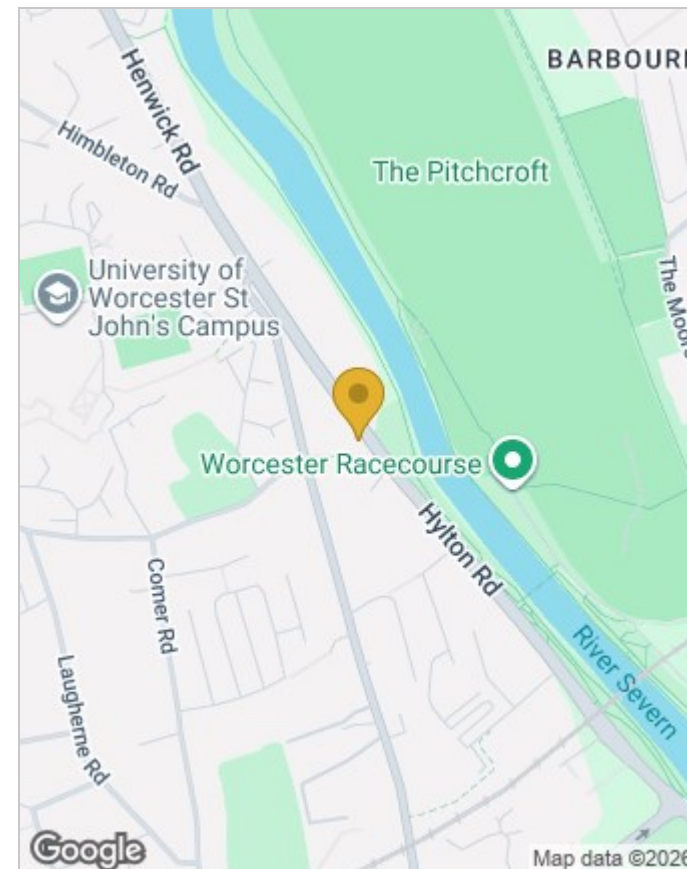
#### Mobile Coverage

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

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



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		
(93 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	70	78
	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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