



Connells

Pitchcroft Lane
Worcester

Pitchcroft Lane Worcester WR1 3JP

For Sale guide price
£270,000



Property Description

Located on the sought-after Pitchcroft Lane in Worcester, this three-bedroom detached property offers a fantastic opportunity for buyers looking to create their ideal home. Set on a generous plot, the property features a large driveway, a double garage, and a spacious rear garden, making it perfect for families or those seeking additional space.

The interior offers well-proportioned accommodation with excellent potential. While the property would benefit from some modernisation, it provides a solid foundation to transform into a truly stunning home.

The ground floor includes a welcoming entrance hall, a spacious lounge, separate dining area, and a kitchen with garden views. Upstairs, you'll find three good-sized bedrooms and a family bathroom. This is a rare chance to add real value in a desirable location.

Ideally positioned within easy reach of Worcester city centre, local amenities, and excellent transport links, this home combines convenience with potential.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the

calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Entrance Hall

Wood front door, side facing double glazed window, spotlights, cupboard and a radiator.

W.C

Ceiling light, W.C, wash hand basin and extractor.

Living Area

11' 9" x 19' 8" (3.58m x 5.99m)

Two front facing double glazed windows, two wall lights, two ceiling lights, log fire and two radiators.

Dining Room

9' 6" x 10' 4" (2.90m x 3.15m)

Ceiling light and a radiator.

Double glazed sliding door.

Kitchen

9' 8" x 10' 4" (2.95m x 3.15m)

Rear facing double glazed window, ceiling light and a gas cooker.

First Floor

Landing

Spotlights, loft hatch, cupboard and a radiator.

Bedroom One

11' 6" x 10' 2" (3.51m x 3.10m)

Rear facing double glazed window, ceiling light and a radiator.

Bedroom Two

11' 9" x 10' 2" (3.58m x 3.10m)

Front facing double glazed window, ceiling light and a radiator.

Bedroom Three

11' 9" x 9' 3" (3.58m x 2.82m)

Front facing double glazed window, ceiling light and a radiator.

Juliette Bathroom

Rear facing double glazed window, mixer shower, bath, W.C and a wash hand basin.

Outside

Outside Front

To the front of the property is a large driveway.

Outside Rear

To the rear of the property is block paving leading to a laid to lawn area with a pond. There is also a double garage to the rear.

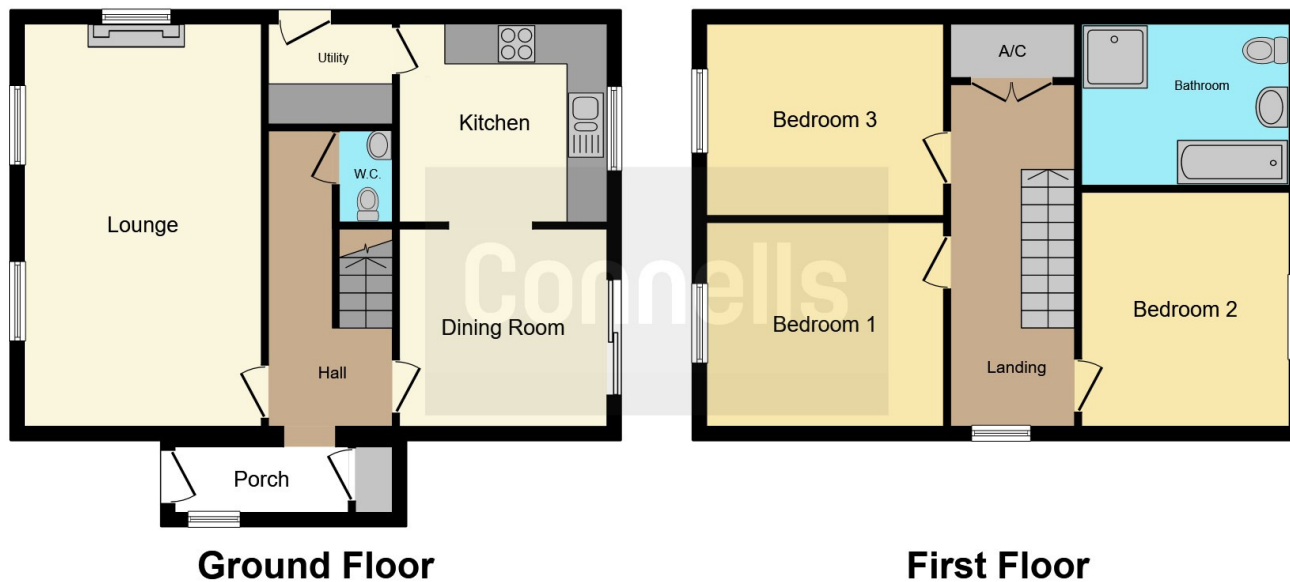
Outbuilding

Electric points.

Services

All main services are connected to the property.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Awaited

view this property online connells.co.uk/Property/WOR315286

Tenure: Freehold



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