Philip Laney & Jolly

1 Amos Gardens, Worcester, WR4 0NW

Asking Price £495,000

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Philip Laney & Jolly Worcester are delighted to present to the market this immaculately presented four-bedroom detached family home, situated within the highly popular residential area of Warndon Villages. Offering spacious and well-proportioned accommodation throughout, the property is ideally positioned for a range of local amenities, Worcester Royal Hospital and excellent commuter links including the M5.

As you enter the property you find yourself within the welcoming entrance hall, providing access to the principal ground floor accommodation. There is a separate study, ideal for those working from home, along with a spacious dining room and a generous living room. The contemporary kitchen is fitted with a range of modern units and integrated appliances, with a separate utility room and convenient downstairs WC completing the extensive ground floor accommodation.

Upstairs, the property continues to impress with four well-proportioned double bedrooms. The principal bedroom also benefits from a modern en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

Outside, the rear garden provides a lovely private space to enjoy, featuring a block-paved seating area with steps leading up to the lawn, complemented by attractive planted borders. The property further benefits from a double garage, providing excellent additional storage and off road parking to the front for several vehicles.

This is a truly excellent family home offering generous accommodation, modern presentation and a desirable location, making it an ideal opportunity for those looking for a spacious detached property within easy reach of Worcester and its surrounding amenities.

EPC: C Council Tax Band: E Tenure: Freehold

Hallway
Obscure double glazed entrance door with obscure double glazed side panels. Multiple ceiling light points. Two radiators. Understairs storage. Stairs rising to first floor.

Study
Double glazed window to front and rear aspect. Ceiling light point. Radiator.

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

Living Room
Double glazed French doors and windows. Two ceiling light points. Two radiators. Feature fireplace with gas inset fire.

Kitchen
Double glazed window to rear. Ceiling spotlights. Radiator. Contemporary wall and base units with work surfaces over. Integrated fridge-freezer, dishwasher, double oven and gas hob with extractor over. One and a half bowl ceramic sink with mixer tap and waste disposal. Splashbacks.

Utility Room
Double glazed door to garden. Ceiling spotlights. Radiator. Contemporary wall and base units with work surface over. Space and plumbing for washing machine and tumble dryer. Ceramic sink with mixer tap.

WC
Obscure double glazed window to side aspect. Radiator. Ceiling light point. Low level WC. Wash hand basin atop vanity unit. Tiled splashbacks.

Landing
Obscure double glazed window to side aspect. Radiator. Two ceiling light points. Loft access. Airing cupboard.

Bedroom One
Double glazed window to rear aspect. Ceiling light point. Radiator. Built in wardrobe.

Ensuite
Obscure double glazed window to side aspect. Ceiling spotlights. Heated towel rail. Double shower cubicle with mains fed shower. Wash hand basin and low level WC inset into vanity unit. Extractor fan. Tiled floor and splashbacks

Bedroom Two
Two double glazed windows to front aspect. Two ceiling light points. Radiator. Built in wardrobe/cupboard.

Bedroom Three
Double glazed window to rear aspect. Ceiling light point. Radiator.

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

Bathroom
Obscure double glazed window to side aspect. Ceiling spotlights. Extractor fan. Heated towel rail. Panelled bath with mains fed rainfall shower. Wash hand basin and low level WC inset into vanity unit. Tiled splashbacks.

Parking
Parking for the property is via the driveway to the front.

Council Tax Worcester
We understand the council tax band presently to be : E
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.

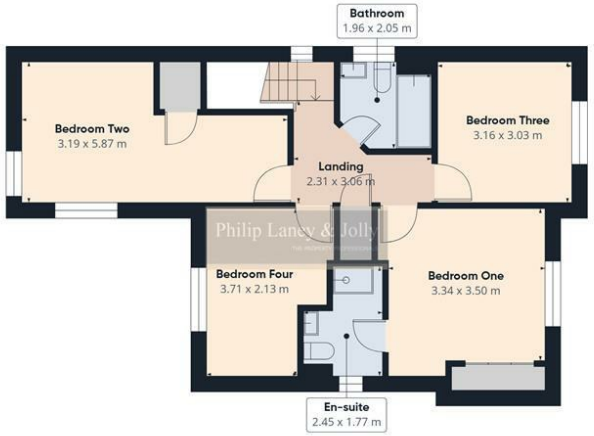
Broadband
We understand currently full fibre broadband is available to order at this property.
You can check and confirm the type of Broadband availability using the Openreach fibre checker:
https://www.openreach.com/fibre-checker

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
EE- Good outdoor, variable in-home
O2- Good outdoor and in-home
Three- Good outdoor and in-home
Vodafone - Good outdoor and in-home

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.

Tenure - Freehold
We understand that the property is offered for sale Freehold.



Philip Laney & Jolly
THE PROPERTY PROFESSIONALS

Approximate total area(1)
155.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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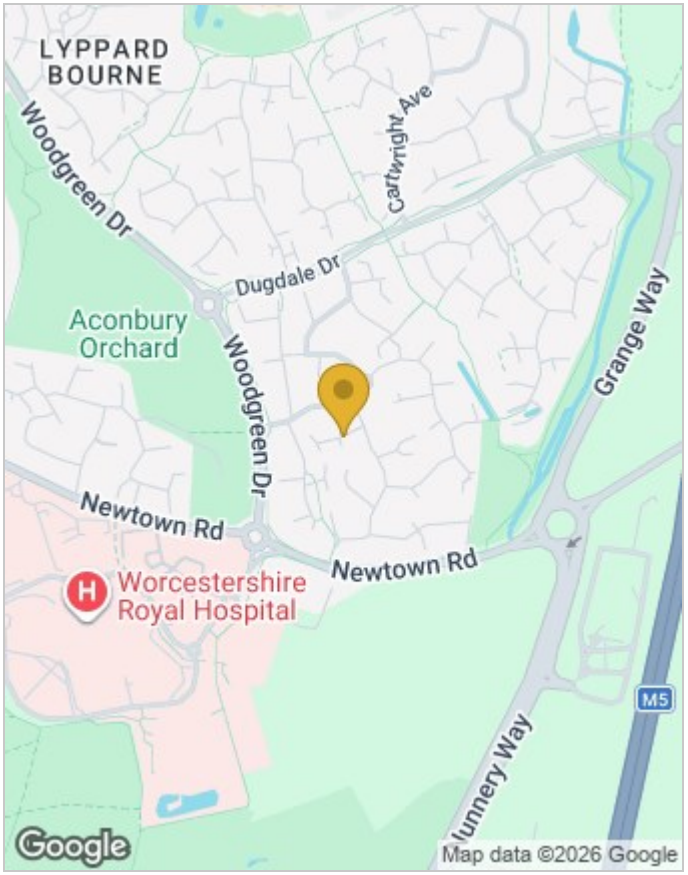

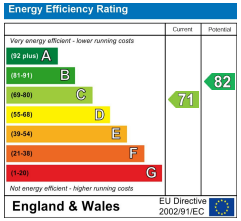

Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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