

Philip Laney & Jolly

1 Berrow Green, Worcester, WR6 6PL

Offers Over £320,000

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PLJ Worcester are delighted to bring to the market situated in the rural village of Berrow Green, this two-bedroom end-terrace cottage which offers an excellent opportunity for buyers looking to modernise and personalise a property to their own taste. Being in need of modernisation throughout, the cottage offers plenty of potential, with the standout feature being the large garden area to the front.

The ground floor accommodation comprises the living room offering scope to create a cosy and welcoming space, kitchen diner providing the opportunity to design a contemporary kitchen suited to modern living. The conservatory provides an additional living space overlooking the rear garden, and the ground-floor bathroom completes the downstairs accommodation. Upstairs, there are two generous double bedrooms.

Externally, the property benefits from a small rear garden situated directly behind the cottage. However, the main attraction is the generous, separate garden area to the front, offering considerable potential for keen gardeners, buyers looking to create an attractive outdoor space or those wanting to build suitable outbuildings (subject to relevant planning permissions). Whether landscaped, planted or redesigned to suit individual requirements, this additional garden space is a particularly appealing unique feature.

Berrow Green offers a rural Worcestershire setting to the west of Worcester, with the city and its range of amenities, shopping facilities and transport links within reach.

Offering a fantastic opportunity for modernisation, this cottage will appeal to buyers seeking a property with potential in a countryside location. With two double bedrooms, versatile ground-floor accommodation and an impressive separate garden area, this is an exciting opportunity to create a home tailored to your own tastes and requirements.

EPC: D Council Tax Band: C Tenure: Freehold

Entrance
Obscure double glazed entrance door and double glazed window to side aspect. Electric heater. Ceiling light point. Stairs rising to first floor.

Kitchen
Double glazed window. Matching wall and base units with work surface over. Integrated cooker and hob with extractor over. Space for fridge freezer. Stainless steel sink and drainer. Under stairs storage cupboard. Tiled splashbacks. Electric heater. Ceiling light point.

Living Room
Two double glazed windows to the front aspect and double glazed window to side. Fireplace with log burner. Exposed beams. Electric heater. Wall lights.

Bathroom
Obscure double glazed window. Panelled bath, shower cubicle with electric shower, pedestal wash hand basin and low level WC. Tiled splashbacks. Electric heater and ceiling light point.

Conservatory
Stairs leading up. Double glazed French doors to rear garden and double glazed windows. Space and plumbing for washing machine. Electric heater.

Landing
Double glazed window to front aspect. Storage cupboards. Ceiling light point.























Bedroom One
Double glazed windows to front and rear aspect. Double glazed circular window to side. Electric heater. Ceiling light point.

Bedroom Two
Double glazed window to rear aspect. Loft access. Ceiling light point.

Outside
To the front is a large garden area currently lawned with an array of planted trees and shrubs. To the rear is a small rear garden laid to lawn with planted trees and shrubs.

Agents Note
Please note the property is not currently registered with land registry and so whilst every effort has been made for the accuracy of the boundary lines advertised for the property and gardens these would need to be confirmed via solicitors.

Parking
Parking for the property is via the front garden area.

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

Services
Mains electricity, 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.

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.

COUNCIL TAX MHDC
We understand the council tax band presently to be : C
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).

Broadband
We understand currently that 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.

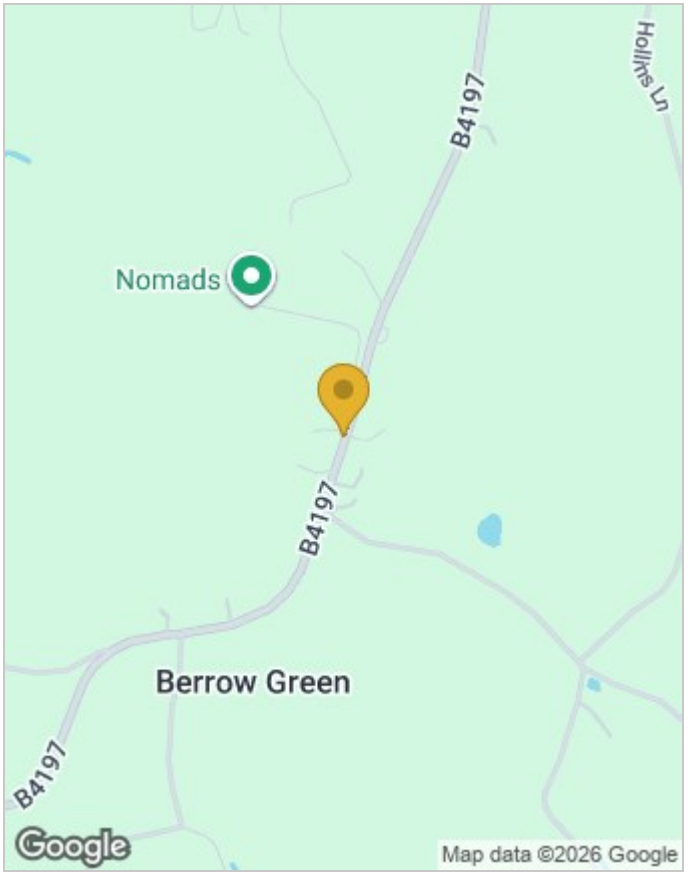
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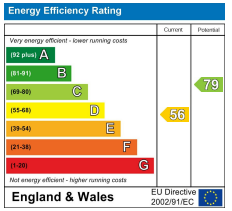
Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
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.

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.







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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