Philip Laney & Jolly



6 Agatha Gardens, Worcester, WR3 8PB

Guide Price £475,000

4 2 2 C

Philip Laney & Jolly Worcester present this most attractive and well maintained four-bedroom detached home, ideally situated within the popular Agatha Gardens development in Fernhill Heath, Worcester. Offered to the market with the added benefit of no onward chain, this property presents an excellent opportunity for families seeking a spacious and versatile home in a pleasant residential setting, with the added advantage of a potentially more straightforward purchase.

The accommodation is well arranged throughout and briefly comprises four bedrooms, three of which are generously sized doubles. The main bedroom further benefits from its own ensuite shower room, providing a useful addition to the sleeping accommodation. There are also two separate reception rooms, offering plenty of flexibility for everyday family life, whether used as a comfortable living room, dining room or additional entertaining space. The modern fitted kitchen provides a practical and well-equipped space for cooking and dining, while the first floor is further complemented by a family bathroom. A separate WC downstairs adds to the convenience of the layout.

Outside, the property benefits from off-road parking and a garage, providing useful storage and secure parking options. To the rear, the private garden offers a pleasant outdoor space with plenty of potential for enjoying the warmer months, relaxing with family or entertaining friends.

Situated within a small and popular residential estate in Fernhill Heath, the property is well placed for access to local amenities and the wider facilities available in Worcester. Combining generous bedroom accommodation, two reception rooms, practical features and the benefit of no onward chain, this is an excellent opportunity to acquire a spacious detached family home in a desirable location.

Entrance Hallway
Obscure double glazed composite front door. Understairs storage. Radiator and ceiling light point. Stairs rising to first floor. Doors off to:

W C
Obscure double glazed window to front aspect. Low level WC and wall mounted wash hand basin. Radiator and ceiling light point.

Living Room
Large double glazed window to front aspect. Gas fireplace. Ceiling light point. Two radiators. Archway into:

Dining Room
Double glazed French doors leading into rear garden. Radiator and ceiling light point.

Kitchen
Double glazed window to rear aspect and double glazed door leading out into garden. Range of matching wall and base units with worksurface over. Integrated fridge, freezer, oven and grill. 5 ring gas hob with extractor over and tiled splashback. Breakfast bar. One and a half stainless steel sink and drainer. Space and plumbing for washing machine and dishwasher. Storage cupboard. Tiled floors. Radiator. Two ceiling light points and two ceiling spotlights.

First Floor Landing
Storage cupboard. Access to loft. Ceiling light point. Doors off to all rooms.

Bedroom One
Double glazed window to front aspect. Radiator and ceiling light point.

Ensuite
Obscure double glazed window to front aspect. Shower cubicle with mains fed shower over, wash hand basin inset into vanity unit and low level WC. Half tiled walls. Chrome heated towel rail. Ceiling spotlights.

Bedroom Two
Double glazed window to rear aspect. Built-in wardrobes. Radiator and ceiling light point.























Bedroom Three
Double glazed window to front aspect. Built-in wardrobes. Radiator and ceiling light point.

Bedroom Four
Double glazed window to rear aspect. Radiator and ceiling light point.

Bathroom
Obscure double glazed window to rear aspect. Panelled bath with mains fed shower over, pedestal wash hand basin and low level WC. Half tiled walls. Chrome heated towel rail. Ceiling light point.

Rear Garden
Initial patio seating area with majority of garden laid to lawn with planted borders. Enclosed by timber panel fencing. Gated side access.

Garage
Up and over door. Power and electric.

Parking
Parking for the property is to the front for at least two cars with private driveway and garage.

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

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.

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.

COUNCIL TAX WYCHAVON
We understand the council tax band presently to be : E
Council Tax Band :
https://www.gov.uk/council-tax-bands
Wychavon District Council
https://www.wychavon.gov.uk/benefits-and-council-tax/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 that Full Fibre Broadband is available to order now 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.

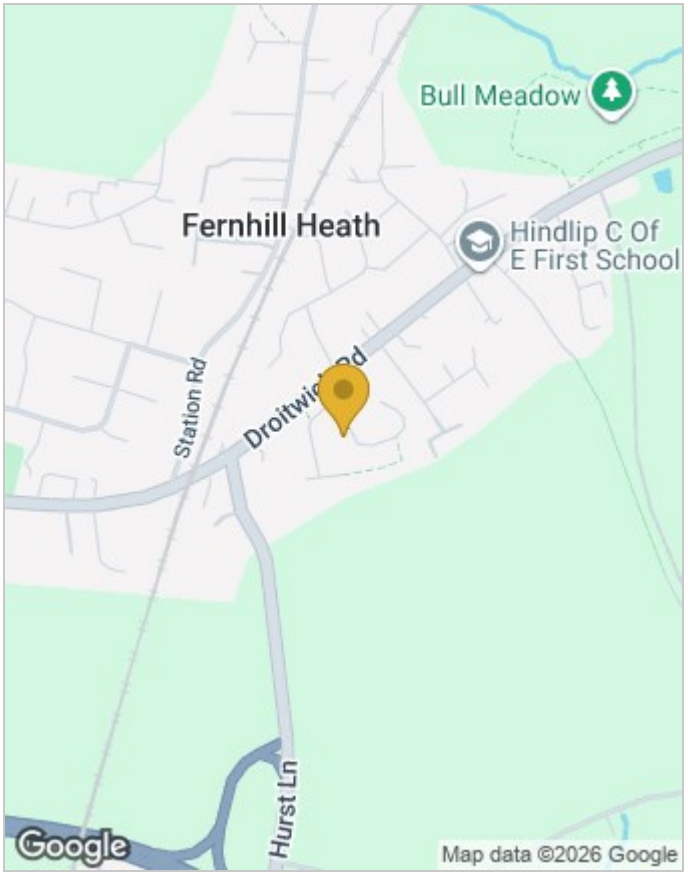
https://checker.ofcom.org.uk/en-gb/mobile-coverage

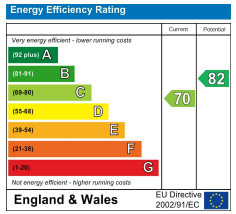
Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW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

30 College Street, Worcester, Worcestershire, WR1 2LS
Tel: 01905 26664 | Email: office@pljworcester.co.uk
https://www.pljworcester.co.uk/