

Philip Laney & Jolly

11 Stephenson Road, Worcester, WR1 3EB

Guide Price £363,000

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PLJ Worcester bring to the market situated on Stephenson Road this truly delightful three double bedroom Victorian home, enviably positioned within the highly popular Barbourne area of Worcester on a quiet no through road within walking distance to an array of shops, restaurants, schooling and parks. Enjoying attractive views across a private orchard and the racecourse beyond this property also offers a wonderful blend of character, comfort, and practicality.

The accommodation is well proportioned throughout, beginning with a welcoming entrance hallway that leads into a cosy sitting room and a spacious lounge-dining room, ideal for both everyday living and entertaining. The dining area flows seamlessly into the kitchen, creating a sociable and functional layout and enjoying a feature wood burner. There is also the added convenience of a utility area and ground floor W.C.

Upstairs, the property offers three bedrooms, all offering excellent natural light, along with a well-appointed family bathroom.

Externally, the rear garden has been thoughtfully landscaped, providing an attractive and private outdoor space perfect for relaxing or entertaining. A particularly rare and sought-after feature is the private rear parking, accessed via York Place.

EPC: C Council Tax Band: C Tenure: Freehold

Ground Floor

Porch
Composite front door. Single glazed door to entrance hall. Tiled flooring.

Hallway
Radiator and ceiling light point. Picture rail. Door to understairs storage and stairs rising to first floor.

Living Room
Single glazed bay window to the front aspect. Feature fireplace. Radiator and ceiling light point. Laminate flooring.

Dining Area
Double glazed window to the rear aspect. Exposed brick fireplace with wood burner stove. Ceiling spotlights and radiator. Laminate flooring.

Kitchen
Double glazed windows to side and rear aspects and door to the rear garden. Range of wall and base units, Belfast sink with chrome mixer tap and one and a half sink and drainer. Five ring 'Rangemaster' stove with black cooker hood. Integrated fridge freezer, space and plumbing for dishwasher and tumble dryer. Ceiling spotlights and radiator. Laminate flooring.

W C
Single glazed window to side aspect. Low level WC. Radiator. Laminate flooring. 'Worcester' combination boiler.

First Floor Landing
Doors to all first floor rooms. Radiator. Access to the loft.

Bedroom One
Two single glazed windows to the front aspect with views to orchards and Pitchcroft Racecourse. Radiator and ceiling light point.

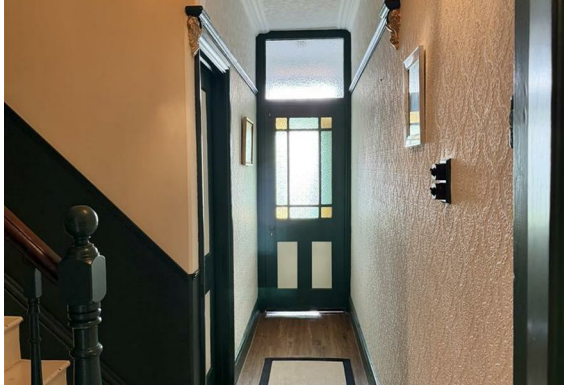
Bedroom Two
Double glazed window to rear aspect. Ceiling light point and radiator.

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

Bathroom
Single glazed obscure sash window. Freestanding bath with chrome mixer tap, basin and low level WC. Ceiling light point. Heated towel rail. Vinyl flooring.

Outside - Front
Path leading to front door. Walled area with selection of Roses.























Outside - Rear
Initial patio area with gravelled path and lawned area. Outside power and tap. Further gravelled area with woodstore and shed and gated access to parking area at rear. Enclosed by hedging and timber panel fencing.

Parking
Parking area to the rear of the property.

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

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.

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

Broadband
We understand currently 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

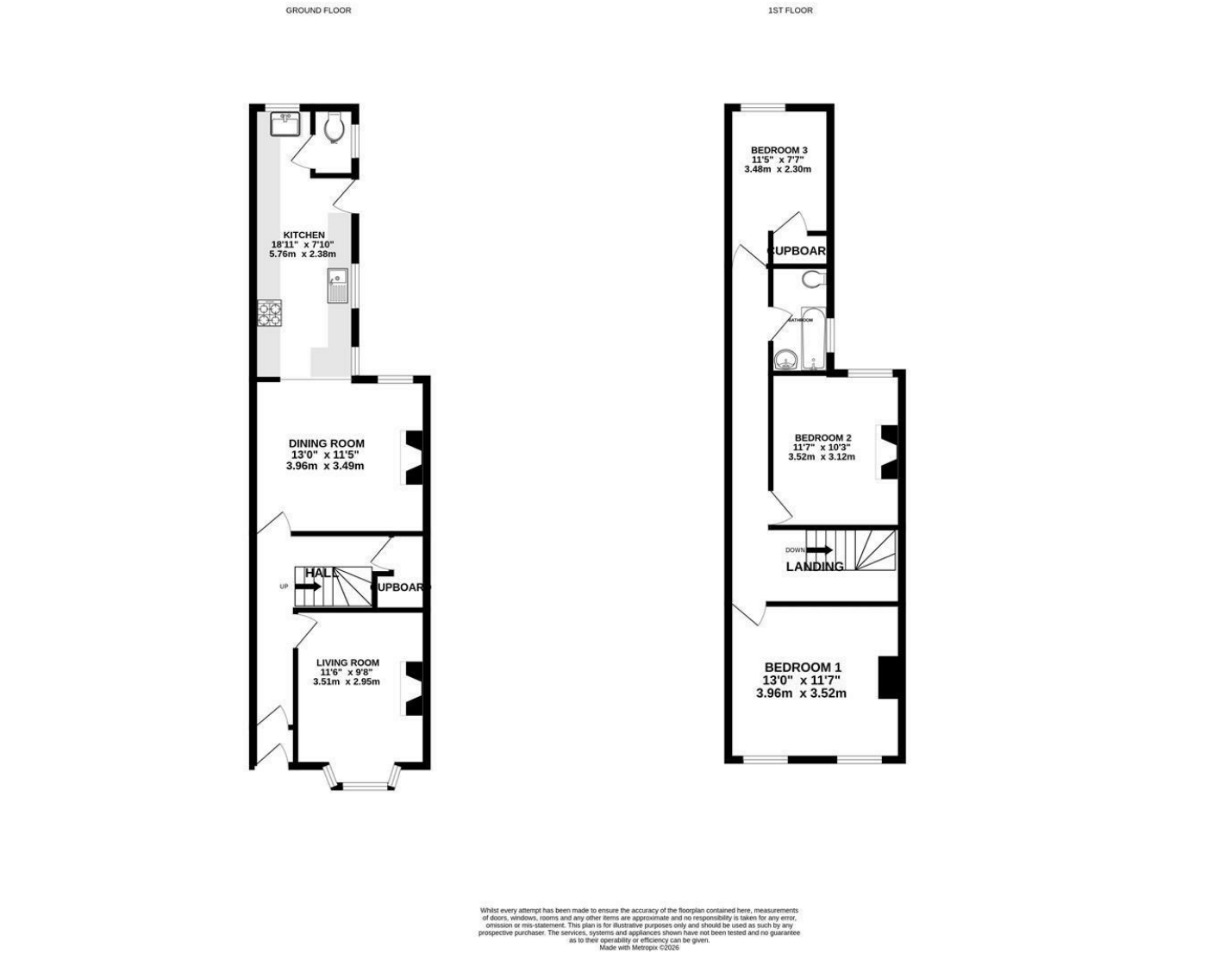
Verifying ID
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (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.

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.

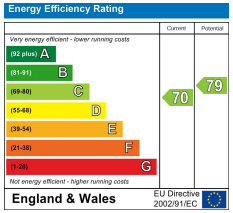
Viewings
Strictly by appointment with the Agents. Please call 01905 26664. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.

Property to sell?
If you have a property to sell in Worcestert 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 Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

Agents Note
We are advised that the property was subject to underpinning works following a subsidence claim in the late 1980s. Relevant invoices and supporting documentation are held at our office and are available for inspection upon request.







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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