

Philip Laney & Jolly

156 Astwood Road, Worcester, WR3 8EZ

Guide Price £275,000

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PLJ Worcester are delighted to bring to the market this beautifully presented Victorian end-terrace home, renovated to a high standard and offering spacious, versatile accommodation. Situated in the popular WR3 area, just north of Worcester city centre, the property is within walking distance of a wide range of local amenities, schools, parks and transport links.

The accommodation begins with a welcoming entrance hallway leading to two well proportioned reception rooms. To the front is an attractive living room, while a separate sitting room provides additional space for relaxation and entertaining.

To the rear of the property is an impressive contemporary kitchen/dining room, forming the heart of the home. Fitted with a range of modern units and offering ample space for dining, it is ideal for both everyday family life and hosting guests.

On the first floor are two generous double bedrooms and a stylish family bathroom featuring a contemporary suite with both a separate bath and shower enclosure.

A spacious attic room on the second floor provides valuable additional accommodation and is ideal for use as a home office, hobby room or occasional bedroom.

Outside, the property enjoys a long rear garden with a large patio area perfect for outdoor dining and entertaining. The garden extends to a useful outbuilding positioned at the far end of the plot, offering excellent storage or potential.

Combining period charm with modern finishes, this superb home offers flexible living space in a highly convenient location.

EPC: D Council Tax Band: B Tenure: Freehold

Entrance Porch
Ceiling light point. Tiled floor. Door off to:

Hallway
Ceiling light point. Radiator. Stairs rising to first floor. Understairs storage cupboard. Doors off to:

Living Room
Ceiling light point. Double glazed windows to front aspect. Radiator.

Sitting Room
Ceiling light point. Radiator. Double glazed windows to rear aspect.

Kitchen-Diner
Ceiling spotlights. Modern wall and base units with work surfaces on top. Tiles splashbacks. Double glazed windows to side aspect. Tiled floor. Sink and drainer. Space for cooker and fridge-freezer. Space and plumbing for washing machine and tumble-dryer. Double glazed French doors to rear garden. Radiator.

First Floor Landing
Radiator. Ceiling light point. Doors off to:

Bathroom
Tiled walls. Low level WC. Obscure double glazed window to rear aspect. Pedestal wash hand basin. Panelled bath. Corner shower cubicle with mains fed shower. Ceiling light point. Heated towel rail.

Bedroom One
Ceiling light point. Radiator. Double glazed windows to front aspect. Built in wardrobes.























Bedroom Two
Ceiling light point. Radiator. Double glazed windows to rear aspect.

Second Floor Landing
Built in storage cupboard. Velux window. Stairs rising to attic room.

Attic Room
Ceiling light point. Velux window. Double glazed windows to side aspect.

Rear Garden
The garden is very generously sized and arranged across tiered levels, creating an attractive and versatile outdoor space. Laid to paving for ease of maintenance. It also features planting beds offering scope for further landscaping or personalisation. A range of trees and shrubbery are positioned throughout the garden. Securely enclosed by timber panel fencing, the garden also benefits from an outbuilding situated towards the far end, providing useful storage or potential for a variety of uses.

Outbuilding
Light and power. Water and plumbing for low level WC.

Parking
The parking for the property is on the road.

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.

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 WORCESTER
We understand the council tax band presently to be : B
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 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

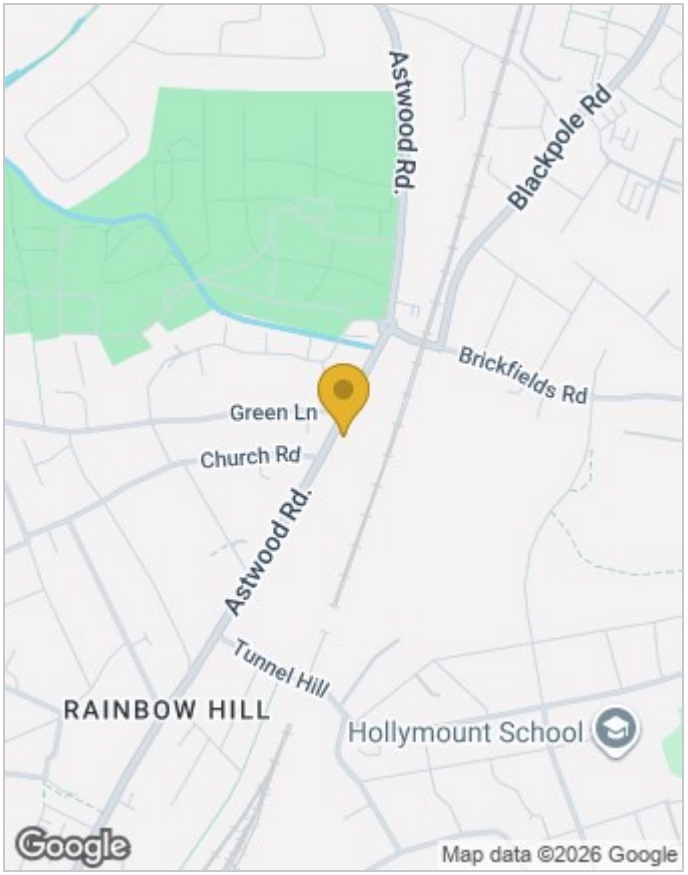
Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW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

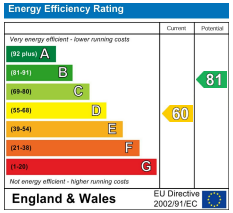
Verifying ID
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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