Philip Laney & Jolly

67 Sanctuary Close, Worcester, WR2 5PY

Guide Price £225,000

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Philip Laney & Jolly Worcester are delighted to offer to the market this well-presented two-bedroom end-terrace property, situated in a cul-de-sac on the popular St John's side of Worcester. Conveniently located close to a wide range of local amenities, the property would make an ideal first-time purchase or buy-to-let investment and benefits from two off-road parking spaces to the front and a much-loved rear garden.

The accommodation briefly comprises a welcoming living room featuring a gas effect fire, and a kitchen/diner fitted with a range of matching wall and base units, work surfaces, built-in oven and hob, and space and plumbing for a washing machine.

To the first floor are two generous double bedrooms and a modern fitted shower room, comprising a shower cubicle, wash hand basin, low-level WC and chrome heated towel rail. From the landing there is access to the converted loft space via a folding ladder, currently used as a music room. The loft is fully boarded and benefits from two Velux windows.

Outside, the rear garden features an initial decked seating area with steps leading up to a raised tier, which houses a wooden summer house with power. The garden is designed for low maintenance, with well-stocked borders, and is fully enclosed by timber panel fencing.

EPC: C Council Tax Band: B Tenure: Freehold

Living Room
Wooden glazed door opens to the living room with stairs rising to the first floor. UPVC double glazed window to the front aspect, gas effect fire, radiator,ceiling light point, two wall lights and laid with contemporary laminate flooring. Useful under stairs space.

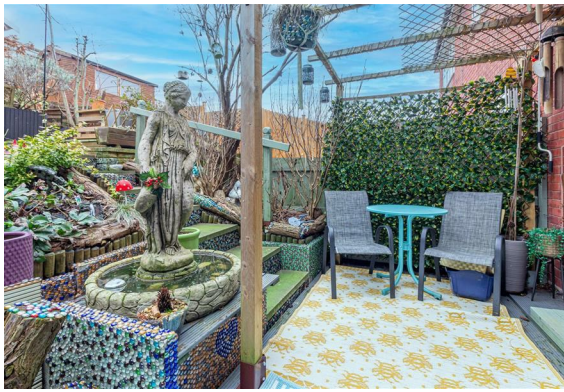
Kitchen/Diner
UPVC double glazed window to the rear aspect, obscure glazed door opening to the rear garden, matching wall and base units, worksurfaces over, stainless steel sink and drainer, wall mounted combination boiler heating system, radiator, two ceiling light points, space and plumbing for washing machine and dishwasher, four ring gas hob and built in oven.

Landing
Access to the loft that has folding ladder. Fully boarded with two Velux windows creating useable space.

Bedroom One
Double glazed window to the rear, ceiling light point and radiator.

Shower Room
Matching suite comprising, shower cubicle, low level WC, wash hand basin, tiled walls, chrome heated towel rail, vinyl flooring and three ceiling spot lights.

Bedroom Two
Two double glazed windows to the font aspect, radiator, ceiling light point and built in storage cupboard.



Rear Garden
Low maintenance garden that has been much loved by the current owners. Initial decked private seating area with gated side access and steps rising to the upper tier with stocked borders to the side. The upper tier provides a further patio area with access to the wooden summerhouse that has power and lighting.

WR2 Area Summary
Location: Situated within the popular WR2 area of Worcester, the property benefits from easy access to amenities including St John's Shopping Centre, a range of supermarkets, along with independent shops and cafés. The nearby River Severn and Worcestershire County Cricket Club provide attractive leisure and sporting facilities, while Worcester city centre is within close reach.

Transport: The area is well connected, with convenient access to the A44 and A449 and onward routes to the M5 motorway via Junctions 6 and 7. Worcester Foregate Street and Worcester Shrub Hill train stations are easily accessible, offering regular services to Birmingham, London and surrounding areas.

Area: WR2 has a predominantly residential, suburban feel with a strong local community, green spaces and riverside surroundings, making it popular with families and professionals alike.

Tenure Freehold
We understand subject to legal verification that the property is offered for sale Freehold.

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.

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

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).

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

Broadband
We understand currently Ultrafast Full Fibre Broadband (also known as Fibre to the premises) is available at this property.

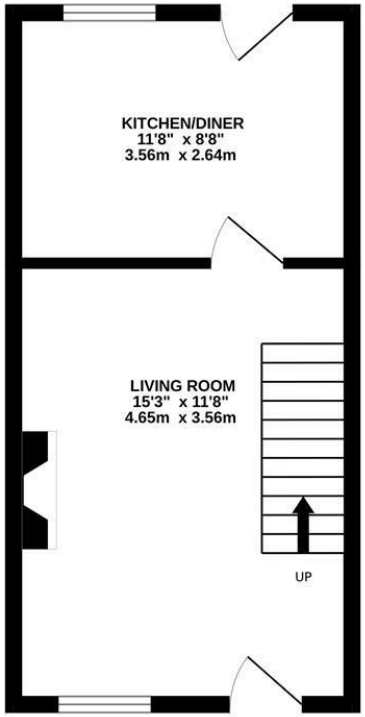
You can check and confirm the type of Broadband availability using the Openreach fibre checker

https://www.openreach.com/fibre-checker

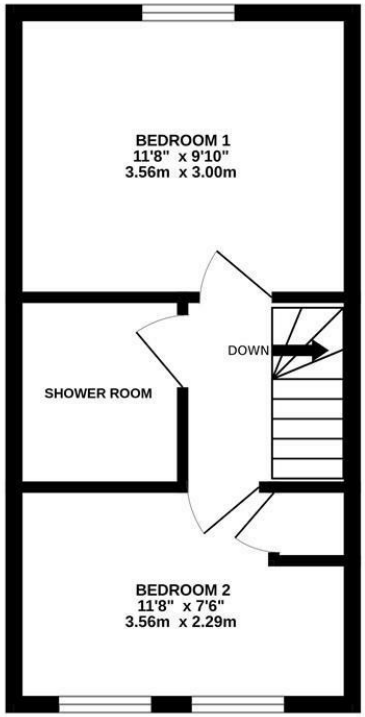
Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

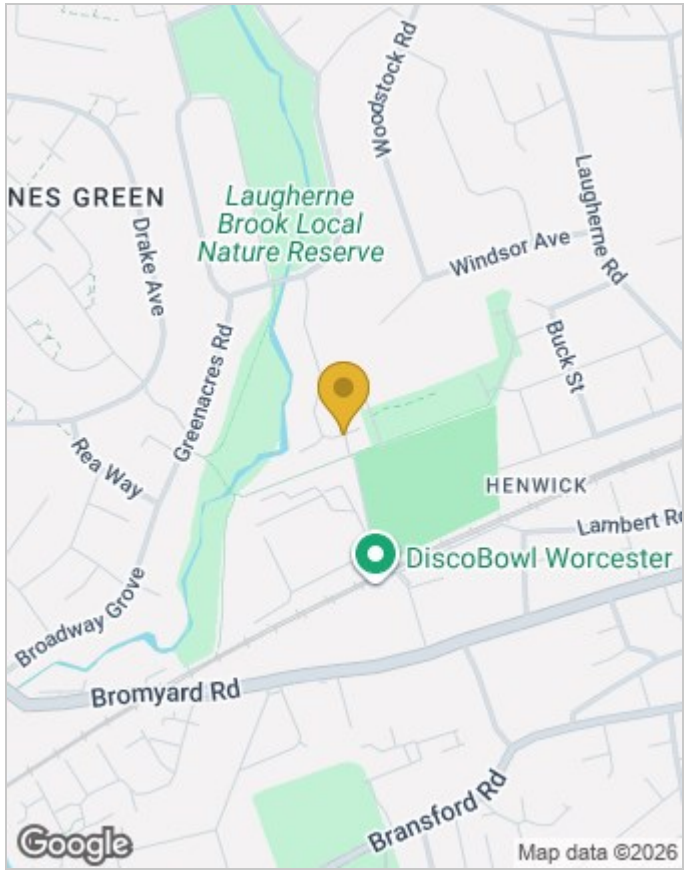
https://checker.ofcom.org.uk/en-gb/mobile-coverage

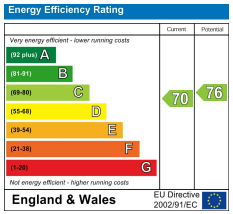
GROUND FLOOR



1ST FLOOR







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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