Philip Laney & Jolly



7 Glendower Way, Worcester, WR6 6JD

Guide Price £530,000

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** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL **
Philip Laney & Jolly Worcestershire are delighted to bring to the market, situated in the highly popular village of Great Witley, this splendid and modern four-bedroom detached family home on Glendower Way offering a perfect blend of space and modern living. The property showcases an impressive layout, featuring three spacious reception rooms that provide ample space for both relaxation and entertaining. The light and airy atmosphere throughout the home creates a welcoming environment, ideal for family gatherings or quiet evenings in.

The well-appointed kitchen, dining, and family room serves as the heart of the home, designed for both functionality and style. It is perfect for culinary enthusiasts with a range of integrated appliances and those who enjoy hosting friends and family. Additionally, the property includes a comfortable living room and a study, providing versatile spaces that can be tailored to your needs.

With four generously sized bedrooms, this home is perfect for families seeking room to grow. Two of the bedrooms benefit from En-suite shower rooms, offering convenience and privacy, while a well-designed family bathroom caters to the remaining bedrooms.

Outside you have ample parking as well as a double garage, plenty of space to accommodate visitors. To the rear is a private and hard landscaped rear garden providing a lovely tranquil space to unwind.

This delightful property is not only a home but a lifestyle choice, set in a picturesque location that combines the tranquillity of village life whilst still being a short distance to local amenities.

In summary, this detached family home on Glendower Way is a rare find, offering spacious living, modern conveniences, and a beautiful setting. It is an ideal choice for those looking to settle in a welcoming community while enjoying the comforts of contemporary living.

E

Hall
Obscure double glazed entrance door. Two ceiling light points. Understairs storage cupboard. Storage cupboard. Stairs rising to first floor. Under-floor heating.

Living room
Double glazed window to front aspect. Two double glazed windows to side aspect. Two ceiling light points. Under-floor heating. Fireplace with electric fire.

Study
Double glazed window to front aspect. Double glazed window to side aspect. Ceiling light point. Under-floor heating.

W C
Washing machine. Wash hand basin and low level WC. Ceiling light point. Extractor fan. Tiled floor and splashbacks.

Kitchen/Diner/Family room
Double glazed window to side aspect. Double glazed window to rear aspect. Double glazed French doors to the garden. Contemporary wall and base units with work surface on top. Integrated fridge freezer, cookers, hob and dishwasher. One and a half bowl sink and drainer. Island with work surface and drawers. Spot lights and a ceiling light point. Tiled floor.

Sitting area
Double glazed window and French doors to the garden. Tiled floor. Under-floor heating. Wall lights.

Utility room
Double glazed window to side aspect. Ceiling light point. Extractor. Sink. Wall and base units with work surface. Space and plumbing for washing machine and tumble dryer.























Landing
Two ceiling light points. Radiator. Double glazed window to side aspect. Airing cupboard. Loft access.

Bedroom one
Double glazed window to front aspect. Radiator. Two ceiling light points. Built in wardrobes.

En-suite
Obscure double glazed window to rear aspect. Heated towel rail. Spot lights. Extractor fan. Double shower cubicle with mains fed shower. Pedestal wash hand basin and low level WC. Tiled floor and splashbacks.

Bedroom two
Two double glazed windows. Ceiling light point. Radiator.

En- suite two
Obscure double glazed window. Spot lights. Extractor fan. Radiator. Double shower cubicle with mains fed shower. Pedestal wash hand basin and low level WC. Tiled floor and splashbacks.

Bedroom three
Double glazed window. Ceiling light point. Radiator.

Bedroom four
Two double glazed windows. Ceiling light point. Radiator.

Bathroom
Obscure double glazed window. Spot lights. Extractor fan. Heated towel rail. Panelled bath with mains fed shower. Pedestal wash hand basin and low level WC. Tiled floor and splashbacks.

Rear garden
Private and hard landscaped rear garden with extensive patio seating area. Steps leading up to stoned areas with planted borders. Gated side access to driveway.

Garage
Double garage with light and power.

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

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.

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, 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.

Tenure Freehold
We understand 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.

Broadband
We understand currently Fibre to the cabinet broadband is available at this property.

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

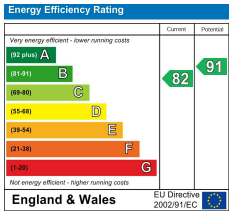
https://www.openreach.com/fibre-checker

Parking
Parking for the property is a private driveway and double garage.



TOTAL FLOOR AREA : 1913 sq.ft. (177.7 sq.m.) approx.

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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