Philip Laney & Jolly

12 Raven Drive, Worcester, WR5 3LR

Asking Price £479,500

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PLJ Worcester are delighted to bring to the market situated in the highly sought-after residential area of St Peter's on the southern side of Worcester, this beautifully presented four-bedroom detached family home which offers spacious accommodation throughout, ideal for modern family living.

Conveniently located within walking distance of a range of local amenities, including Tesco Superstore, and providing excellent access to Worcester City Centre, Worcester Parkway railway station and Junction 7 of the M5 motorway, the property is perfectly positioned for both commuters and families alike.

The well-appointed accommodation begins with a welcoming entrance hall leading to a generous living room, featuring a charming log-burner that creates a warm and inviting focal point. The impressive modern kitchen/dining room provides an excellent space for both everyday family life and entertaining, with ample room for dining. The conservatory enjoys pleasant views over the rear garden. Further benefits on the ground floor include a practical utility room and a convenient cloakroom/WC.

Upstairs, the property boasts four well-proportioned bedrooms, all benefitting from built-in wardrobes, providing excellent storage solutions. The principal bedroom enjoys the added luxury of an en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

Externally, the property continues to impress with a double garage offering extensive parking and storage. To the rear is a delightful private garden, thoughtfully landscaped to provide a peaceful outdoor retreat, ideal for relaxing and entertaining.

Combining spacious accommodation, a desirable location and excellent transport links, this outstanding family home presents a rare opportunity to acquire a property of exceptional quality in one of Worcester's most popular residential areas.

EPC: C Council Tax Band: F Tenure: Freehold

## Entrance
Obscure double glazed entrance door into:

## Hallway
Radiator and ceiling light point. Stairs rising to first floor.

## WC
Obscure double glazed window. Wash hand basin with vanity unit and low level WC. Storage cupboard. Ceiling light point.

## Living Room
Double glazed window to front aspect and double glazed sliding doors to conservatory. Feature fireplace with log burner. Two ceiling light points and radiators. Double doors to kitchen/diner.

## Conservatory
Double glazed French doors to rear garden and double glazed windows.

## Kitchen/Diner
Double glazed door to rear garden and double glazed window to side and rear aspects. Kitchen fitted with a range of modern base units with worksurface over. Integrated dishwasher and space for cooker with extractor over. Two bowl sink and drainer with mixer tap. Space for fridge freezer. Understairs storage cupboard. Two ceiling light points and radiators.

## Utility Room
Double glazed window to front aspect. Modern wall and base units with worksurface over. Space for washing machine. Sink and drainer with mixer tap.

## First Floor Landing
Storage cupboard housing boiler. Loft access and ceiling light point. Doors off to:

## Bedroom One
Three double glazed windows to front aspect. Built-in wardrobes. Radiator and ceiling light point.

## En-Suite
Obscure double glazed window to side aspect. Shower cubicle with electric shower, pedestal wash hand basin and low level WC. Tiled floor and splashbacks. Heated towel rail. Ceiling light point.

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

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

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

## Bathroom
Obscure double glazed window to rear aspect. Panelled bath with mains fed shower, pedestal wash hand basin and low level WC. Heated towel rail. Tiled floor and splashbacks.

## Double Garage
Two up and over doors. Light and power. Double glazed door to side aspect.

## Outside - Rear
Patio seating area with picket fence and gate leading onto lawn with planted borders. Enclosed with timber panel fencing. Gated side access to driveway.

## 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 : F
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.

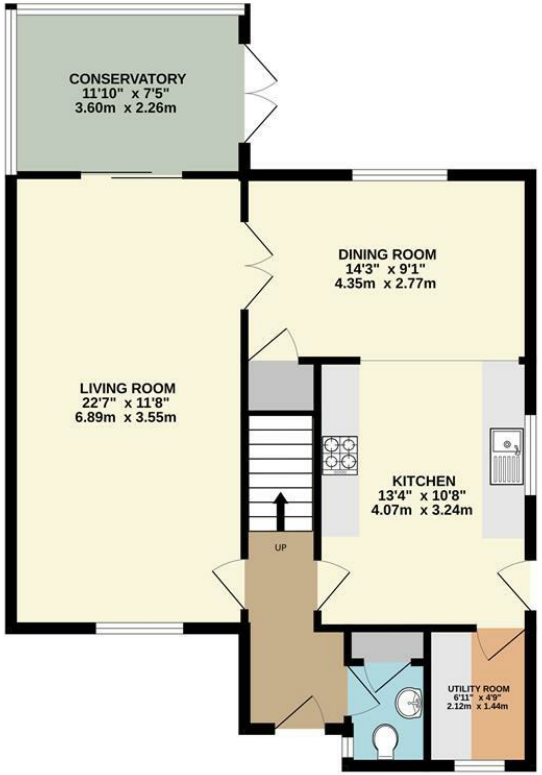
You can check and confirm the type of Broadband availability using the Openreach fibre checker:

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

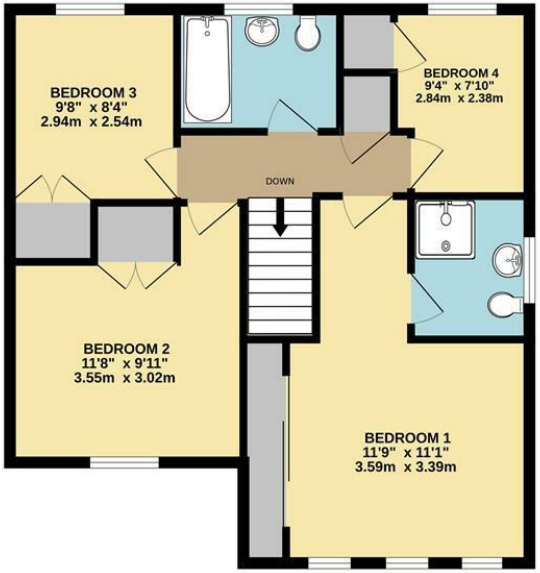
## Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

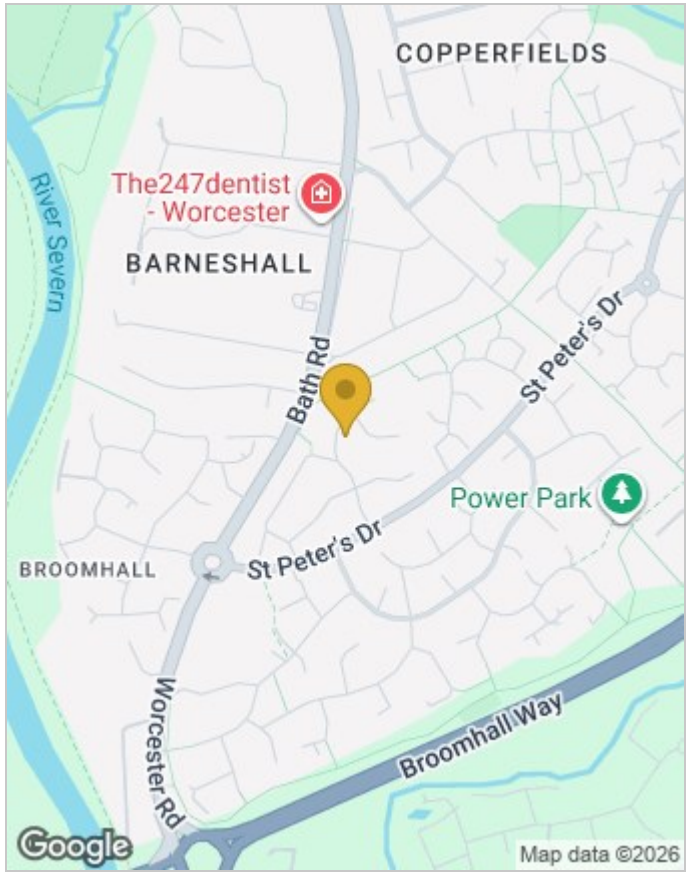
https://checker.ofcom.org.uk/en-gb/mobile-coverage

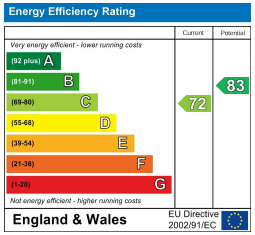
GROUND FLOOR




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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