

Philip Laney & Jolly

6 Far Field, Worcester, WR5 1FA

Guide Price £265,000

2 1 1 B

Philip Laney and Jolly are pleased to present this delightful semi detached house, offering a perfect blend of comfort and modern convenience. Ideally situated within a contemporary residential development, the property provides excellent access to Worcester city centre, the M5 motorway, and Worcester Parkway station, making it particularly attractive for commuters.

The home features two double bedrooms, making it an ideal choice for couples, small families, or those seeking additional space for guests or a home office.

Upon entering, you are welcomed by a comfortable reception room that creates a warm and inviting atmosphere, perfect for both relaxation and entertaining. A well appointed downstairs WC enhances the practicality of the layout, ensuring convenience for both residents and visitors.

To the rear, there is a private garden providing a pleasant outdoor space for relaxing, light gardening, or enjoying time in the fresh air. It is well suited for low maintenance outdoor living.

Further benefits include off road parking, providing added ease and peace of mind.

Set within a well connected and thoughtfully designed development, this property combines modern living with superb transport links and easy access to local amenities. This is a fantastic opportunity to acquire a stylish and conveniently located home, early viewing is highly recommended.

EPC: B Council Tax Band: B Tenure: Freehold

Entrance Hall
Ceiling light point. Radiator. Stairs rising to first floor. Door leading to:

Living Room
Ceiling light point. Double glazed window to front aspect. Radiator. Understairs storage cupboard. Door leading to:

Hallway
Ceiling light point. Storage cupboard. Doors off to:

Kitchen-Diner
Two ceiling light points. Matching wall and base units with work surfaces over. Stainless steel sink and drainer. Radiator. Integrated cooker and hob with extractor fan over. Double glazed window to rear aspect. Double glazed French doors leading out into the rear garden. Space and plumbing for washing machine. Space for fridge-freezer and undercounter fridge-freezer.

Downstairs WC
Ceiling light point. Extractor fan. Radiator. Low level WC. Pedestal wash hand basin. Tiled splashback.

Landing
Ceiling light point. Loft access. Airing cupboard. Doors off to:

Bedroom One
Ceiling light point. Double glazed window to front aspect. Radiator. Built in wardrobes. Storage cupboard.

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

Bathroom
Ceiling light point. Tiled splashbacks. Heated towel rail. Obscure double glazed window to side aspect. Low level WC. Pedestal wash hand basin. Panelled bath with shower over.

Rear Garden
Mainly laid to lawn and patioed seating area. Secure with timber panelled fencing. Gated side access.























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).

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.

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.

Property to sell?
If you have a property to sell in Malvern 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.

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.

Tenure - Freehold
We understand that the property is offered for sale Freehold. There is a service charge of £240.50 per annum.

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.

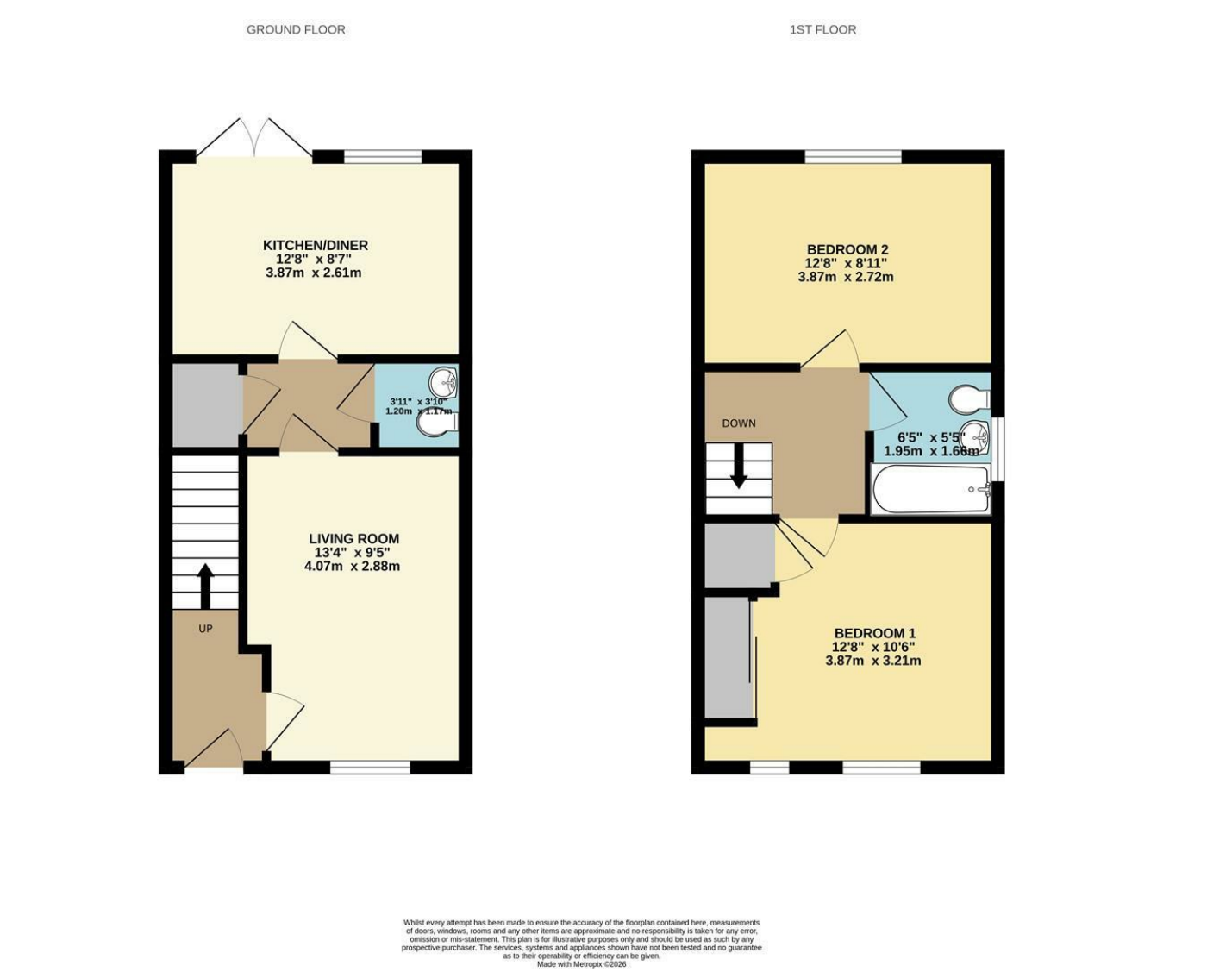
Broadband
We understand currently Full Fibre Broadband is available to order at this property.
You can check and confirm the type of Broadband availability using the Openreach fibre checker:
https://www.openreach.com/fibre-checker

Parking
Parking for the property is to the front of the property with allocated parking space.

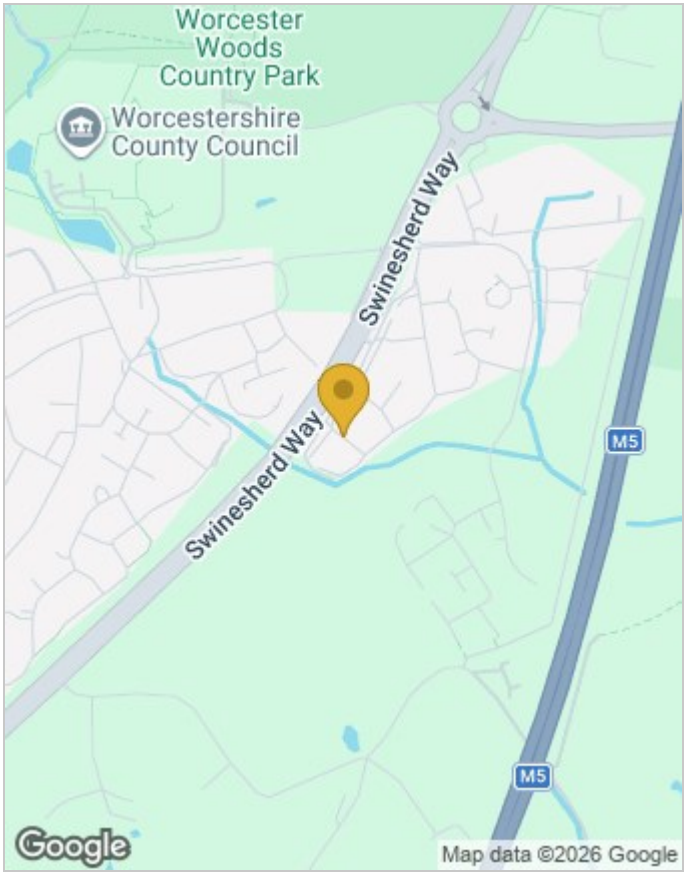
Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.
https://checker.ofcom.org.uk/en-gb/mobile-coverage
EE- Good outdoor, variable in-home
O2- Good outdoor, variable in-home
Three- Good outdoor, variable in-home
Vodafone- Good outdoor, variable in-home

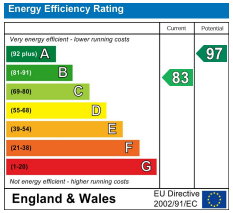
Viewings
Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

Agents Note
There is an annual estate management service charge of £240.50 per annum. (Based on most recent statement)



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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