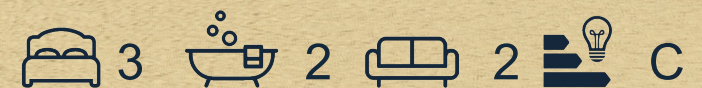




3 Kohima Drive, Worcester, WR5 2PH
Guide Price £390,000



Philip Laney & Jolly Worcester welcome to the market this exceptionally well presented three bedroom detached family home, nestled within the charming Brockhill Village of Norton, Worcester, offering a wonderful blend of comfort and modern living.

Upon entering, you are welcomed into a spacious living room, perfect for relaxation, alongside a separate dining room ideal for family gatherings and entertaining guests.

The heart of the home is the stylish fitted kitchen breakfast room, featuring contemporary wall and base units together with integrated appliances, creating an excellent space for everyday living and culinary enjoyment. A convenient downstairs WC further enhances the practicality of the accommodation. The property also benefits from a lovely conservatory, providing a bright and airy space with pleasant views over the garden throughout the seasons.

In addition, the converted garage offers valuable storage space together with a home office, perfectly suited to modern family life or those working remotely.

To the first floor are three well proportioned bedrooms, with the main bedroom enjoying the added benefit of a shower room for comfort and privacy. A modern family bathroom serves the remaining bedrooms.

Externally, the property offers off road parking for added convenience. Offered with a confirmed end of chain and an expected completion date of December 2026, this is an excellent opportunity to acquire a move in ready home within a highly desirable location.

Early viewing is highly recommended to fully appreciate all this delightful home has to offer.

EPC: C Council Tax Band: D Tenure: Freehold

Entrance

Obscure double glazed front door into:

Hallway

Laminate flooring. Radiator and ceiling light point. Stairs rising to first floor.

Living Room

Double glazed window to front aspect. Remote electric fire. Two radiators. Understairs storage cupboard and sliding patio doors to:

Conservatory

Part brick construction. Power and central ceiling fan.

Dining Room

Double glazed window to front aspect. Radiator and ceiling light point. Laminate flooring.

Kitchen/Breakfast Room

Double glazed window to front aspect. Range of modern wall and base units with worksurface over. Sink and drainer. Integrated fridge freezer, built-in microwave and integrated dishwasher. Induction 4 ring hob, electric oven and hob oven. Undercounter lighting. Breakfast bar with contemporary lighting over. Laminate flooring.

WC

Basin with mixer tap over and low level WC. Laminate flooring. Ceiling light point.

First Floor Landing

Double glazed window to rear aspect. Loft access. Radiator. Doors off to all first floor rooms.

Bedroom One

Double glazed window to front aspect. Built-in wardrobe. Radiator and ceiling light point.

Shower Room

Obscure double glazed window to side aspect. Shower cubicle. Radiator and ceiling spotlights. Extractor fan. Laminate flooring.





Bedroom Two

Double glazed window to front aspect. Built-in storage cupboard with shelving. Radiator and ceiling light point.

Bedroom Three

Double glazed window to rear aspect. Radiator and ceiling light point.

Bathroom

Obscure double glazed window to rear aspect. Panelled bath with mixer tap over, pedestal wash hand basin and low level WC. Shaver point. Ceiling light point and radiator.

Outside - Front

Block paved driveway to garage. Path leading to front door and laid to lawn. Electric charging pad.

Outside - Rear

Extensive patio seating area. Raised borders enclosing lawned and gravelled area. Garden enclosed by timber panel fencing. Gated side access. Outside tap and lighting.

Garage

To the front section of the converted garage has an with up and over door with space and plumbing for washing machine and tumble dryer. The converted rear section is currently used as an office with double glazed window and door, laminate flooring, ceiling spotlights and two radiators.

Parking

Parking for the property is to the front with block paved driveway for two cars.

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 WYCHAVON

We understand the council tax band presently to be : D

Council Tax Band :

<https://www.gov.uk/council-tax-bands>

Wychavon District Council

<https://www.wychavon.gov.uk/benefits-and-council-tax/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 that 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>

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.

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 :

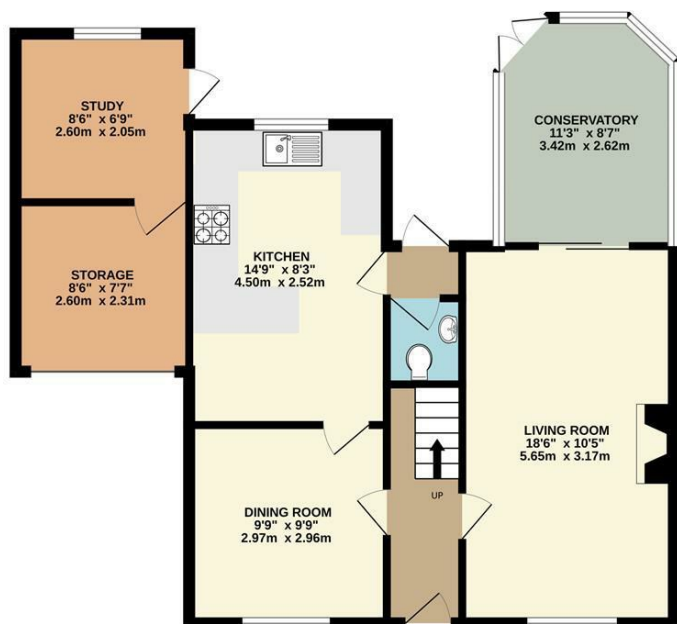
<https://bit.ly/MortgageAdviceRequestPLJW>

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.

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.

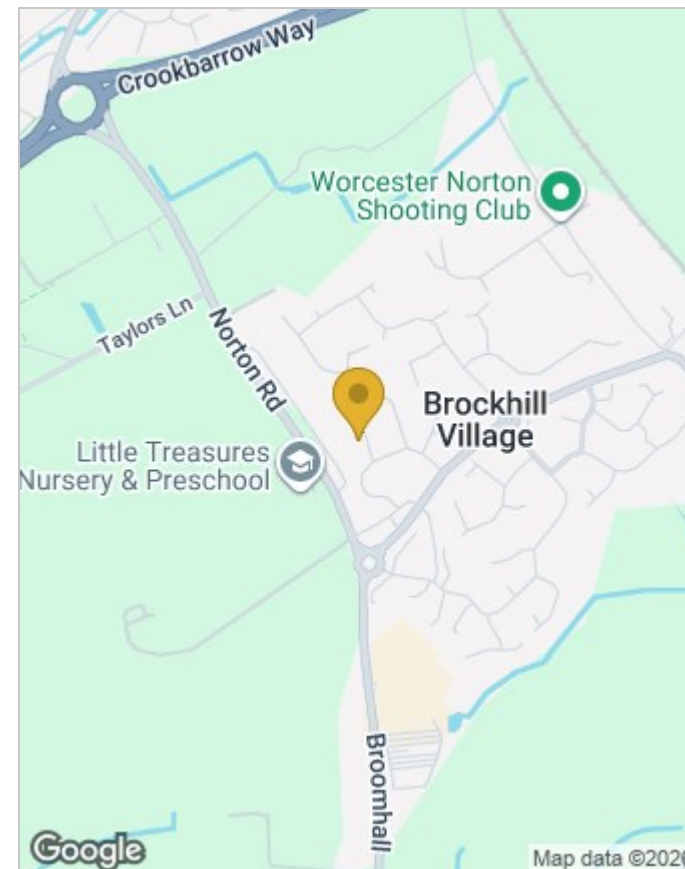
GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	78
EU Directive 2002/91/EC		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.