Philip Laney & Jolly



2 Woolhope Road, Worcester, WR5 2AS

Guide Price £335,000

3 1 2 C

Philip Laney & Jolly Worcester present this beautifully presented Victorian semi detached house, ideally located on the popular Woolhope Road in Worcester. Combining period character with modern interiors, the property offers well proportioned accommodation throughout, making it an excellent choice for families.

The accommodation comprises three bedrooms, including two generous double bedrooms, together with bright and comfortable living spaces that have been thoughtfully updated to suit modern day living. The attractive bay window to the front reception room fills the space with natural light, creating a welcoming atmosphere.

A practical addition is the private gated side access, providing secure access to the rear garden and useful storage for bicycles, bins or garden equipment.

Situated within easy reach of Worcester city centre, the property is conveniently placed for a wide range of local amenities including shops, cafes, parks and schools, while also benefiting from excellent transport links.

This attractive Victorian semi detached home offers a great balance of character, space and convenience, presenting a fantastic opportunity for families and those looking to enjoy a well connected Worcester location.

EPC: C Council Tax Band: C Tenure: Freehold

Entrance Hall
Ceiling light point. Radiator. Tiled flooring. Stairs rising to first floor. Door off to:

Dining Room
Ceiling light point. Radiator. French doors leading onto Victorian blue brick courtyard with feature Olive tree.

Living Room
Open fireplace. Radiator. Ceiling light point. Double glazed bay window to front aspect.

Kitchen
Understairs storage cupboard. Ceiling light point. Wall and base units with work surfaces over. Space and plumbing for washing machine and dishwasher. Space for freestanding oven and fridge-freezer. Tiled splashback. Double glazed window to side aspect. Radiator. Double glazed to rear aspect. Cupboard housing Worcester Bosch combination boiler. Skylight window. Door to rear garden.

Landing
Ceiling light point. Airing cupboard. Radiator. Access to loft.

Main Bedroom
Ceiling light point. Radiator. Two double glazed window to front aspect.

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

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

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

Rear Garden
Gated access to front of the property. Enclosed by timber panelled fencing. Steps up to rear garden, with raised vegetable beds, fruit trees, and herbaceous border and path leading to enclosed seating area with summerhouse and shed, which will be left at the property.























Council Tax Worcester
We understand the council tax band presently to be : C
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.

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.

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.

Viewings
Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

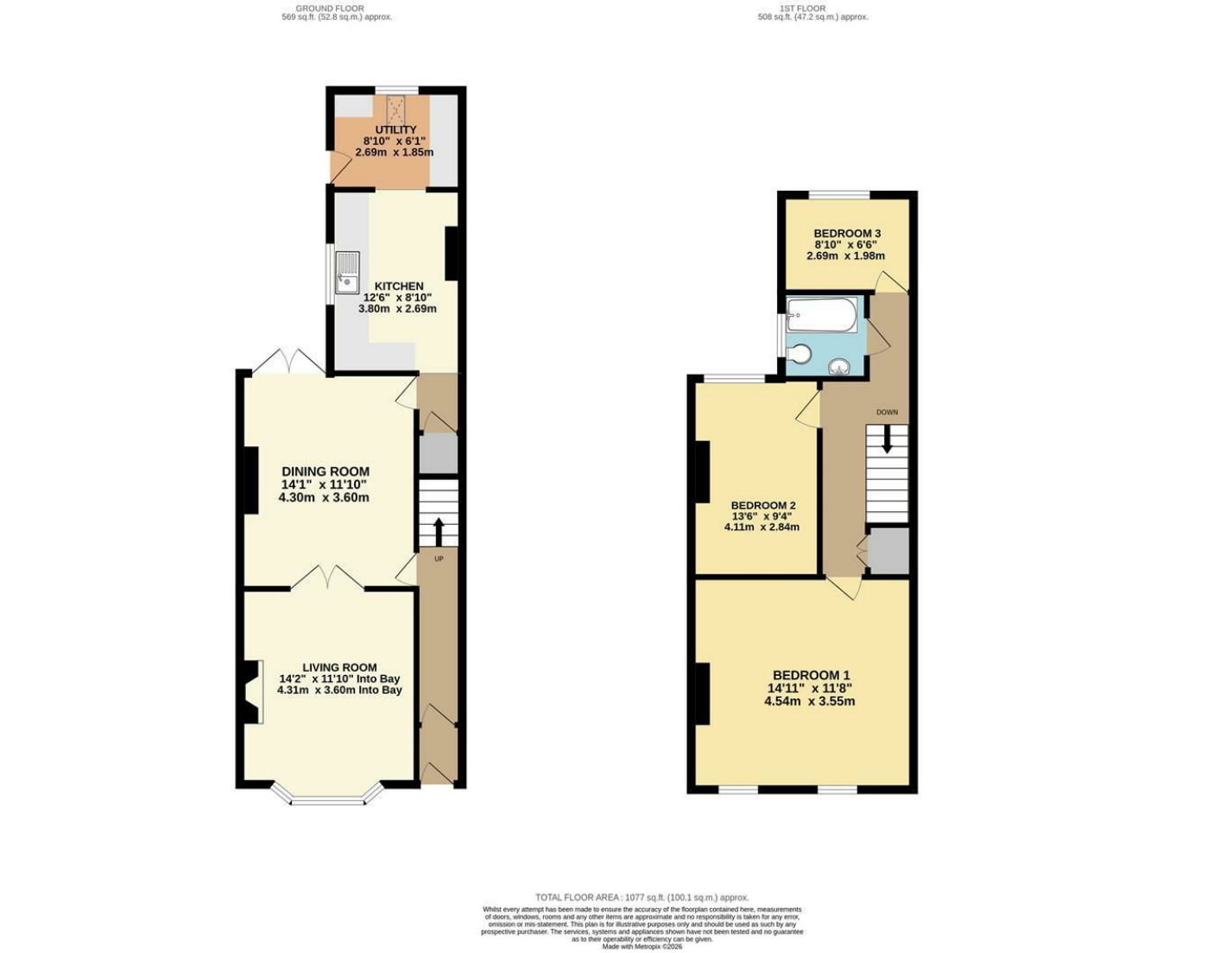
Tenure - Freehold
We understand that the property is offered for sale Freehold.

Parking
Parking for the property is available via on road parking.

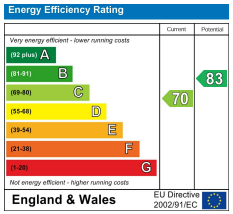
Broadband
We understand currently full fibre broadband is available to order now at this property.
You can check and confirm the type of Broadband availability using the Openreach fibre checker:
https://www.openreach.com/fibre-checker

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
EE- Good outdoor and in-home
O2- Good outdoor and in-home
Three- Good outdoor and in-home
Vodafone- Good outdoor and in-home

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.







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.

30 College Street, Worcester, Worcestershire, WR1 2LS
Tel: 01905 26664 | Email: office@pljworcester.co.uk
https://www.pljworcester.co.uk/