



126 Christine Avenue, Worcester, WR2 5SR
Guide Price £340,000



Philip Laney & Jolly Worcester welcome to the market this substantial three bedroom detached family home, occupying a generous corner plot in the popular village of Rushwick, Worcester.

The property offers a good amount of accommodation and outside space, but does require a programme of improvement and modernisation throughout, presenting an excellent opportunity for a purchaser looking for a property where they can create a home to their own specification.

The ground floor provides a welcoming entrance hall with access to two well proportioned reception rooms. These offer useful flexibility for family living, dining, entertaining or home working. There is also a kitchen, rear lobby and downstairs WC, providing a practical layout with good scope for future improvement and reconfiguration if required.

To the first floor are three well proportioned bedrooms together with a family bathroom. The accommodation provides a good foundation for a family home, although buyers should anticipate that updating and refurbishment will be required.

One of the property's particular features is the generous corner plot. The gardens extend around the property and provide a substantial amount of outside space, offering considerable scope for landscaping, redesigning and creating areas for entertaining, children's play areas or garden enthusiasts. The property also benefits from a driveway providing off road parking and access to the garage.

A large detached shed provides additional storage and could be particularly useful during any programme of works.

The property is offered for sale with no onward chain and is likely to appeal to buyers looking for a project with the opportunity to improve and add value over time. The combination of a detached house, three bedrooms, generous corner plot, garage and popular village location makes this an interesting opportunity for those prepared to take on a property requiring work.

EPC: D Council Tax Band: D Tenure: Freehold

Entrance Hall

Front door with glazed side panels. Ceiling light point and radiator. Stairs rising to first floor and understairs storage cupboard.

Living Room

Single glazed window. Electric fire with tiled surround and hearth. Radiator, wall lights and ceiling light point.

Kitchen

Single glazed window. Kitchen fitted with a range of wall and base units. Stainless steel sink and drainer. Space for electric cooker. Space and plumbing for washing machine and tumble dryer. Radiator and ceiling light point.

Dining Room

Single glazed bay window. Gas effect with tiled surround and hearth. Radiator and ceiling light point.

Downstairs WC

Obscure single glazed window. Wall mounted 'Bosch' boiler and low level WC. Radiator,

Rear Lobby

Ceiling light point. Door to garden.

Landing

Single glazed window. Ceiling light point. Doors off to all first floor rooms.

Bedroom One

Single glazed window. Radiator and ceiling light point. Built-in wardrobe. Ceiling light point and five wall lights.





Bedroom Two

Single glazed window. Ceiling light point and two wall lights. Built-in wardrobes and book case. Radiator.

Bedroom Three

Single glazed window. Radiator and ceiling light point.

Bathroom

Obscure single glazed window. Bath, basin with vanity unit and WC. Radiator and ceiling light point.

Outside

Driveway to the front of the property leading to the garage. Garden wraps around the property and is mainly laid to lawn with mature borders, wooden shed and enclosed by timber panel fencing.

Parking

Parking for the property is via the driveway plus garage.

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.

COUNCIL TAX MHDC

We understand the council tax band presently to be : D

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).

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.

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>

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.

Agents Note

The property is currently unregistered. The boundary of the highlighted plot is to be verified and confirmed by the acting conveyancers as part of the legal process.





Philip Laney & Jolly

THE PROPERTY PROFESSIONALS

Approximate total area⁽¹⁾

93.6 m²

Reduced headroom

11.6 m²

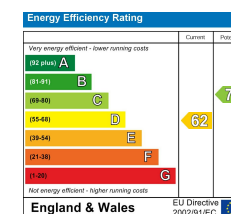
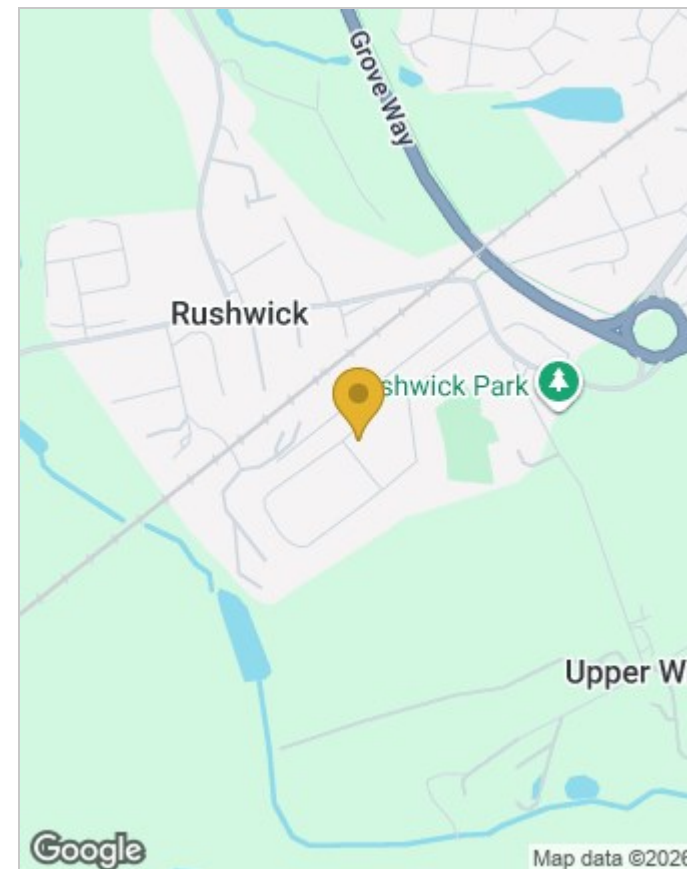
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

30 College Street, Worcester, Worcestershire, WR1 2LS

Tel: 01905 26664 | Email: office@pljworcester.co.uk

<https://www.pljworcester.co.uk/>