Philip Laney & Jolly

6 Mollys Run, Worcester, WR5 1TB

Guide Price £385,000

3 2 1 B

Philip Laney & Jolly Worcester are pleased to present this well presented three-bedroom detached family home, situated within the popular residential area of Whittington, Worcester. Offering a good balance of comfortable living space and practical features, the property would make an ideal home for families looking for a well-connected location.

The accommodation provides three generously sized bedrooms, with the main bedroom benefiting from its own ensuite shower room, providing a useful degree of privacy and convenience. A further family bathroom is also provided, making the property well suited to everyday family life as well as accommodating guests.

A separate utility room adds further practicality to the home, providing additional space for laundry and household storage while keeping these everyday essentials separate from the main living areas.

The property is ideally positioned for those needing to commute, with convenient access to the M5 motorway and Worcester Parkway Station also within easy reach. Worcester city centre is accessible from the property, offering a wide range of shops, restaurants, schools and other amenities, while the surrounding area provides a quieter residential setting.

Combining well proportioned accommodation with useful modern features and excellent transport links, this attractive detached home offers a comfortable and versatile living space in a popular part of Worcester. An excellent opportunity for those looking for a family home with both convenience and connectivity.

A viewing is highly recommended to fully appreciate what this property has to offer. Please contact us on 01905 26664 to arrange your viewing.

EPC: B Council Tax Band: D Tenure: Freehold

**Entrance Hallway**
Composite front door. Ceiling spotlights. Radiator. Tiled floor. Stairs rising to first floor. Doors off to:

**Living Room**
Ceiling light point. Double glazed windows to side, rear and front aspect. Two radiators.

**Kitchen-Diner**
Double glazed window to front and side aspects. Double glazed French doors leading out into the garden. Ceiling spotlights. Radiator. Modern wall and base units with worksurfaces over. One and a half sink and drainer. Integrated oven and dishwasher. Four ring gas hob with extractor fan over. Space for fridge-freezer. Tiled floor and splashback. Door leading to:

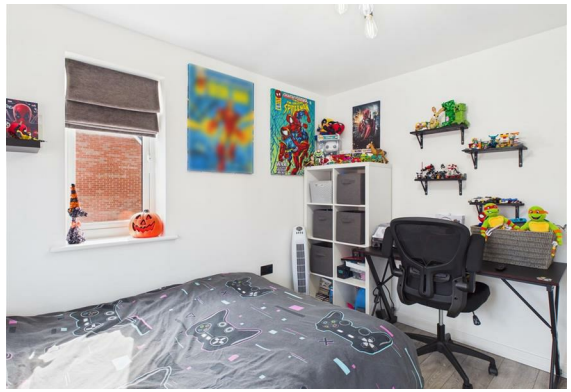
**Utility Room**
Radiator. Ceiling spotlights. Obscure double glazed door to rear aspect. Space and plumbing for washing machine and tumble dryer. Work surfaces. Tiled floor.

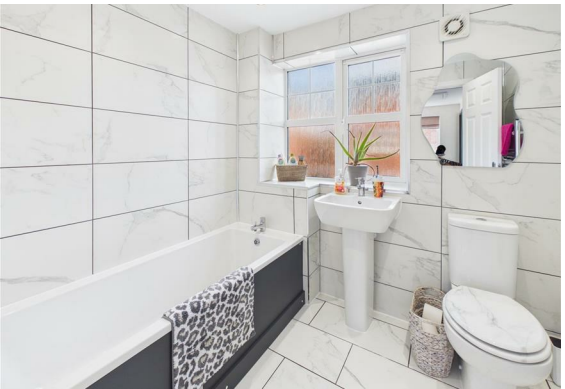
**W C**
Pedestal wash hand basin. Low level WC. Ceiling spotlights. Tiled floors.

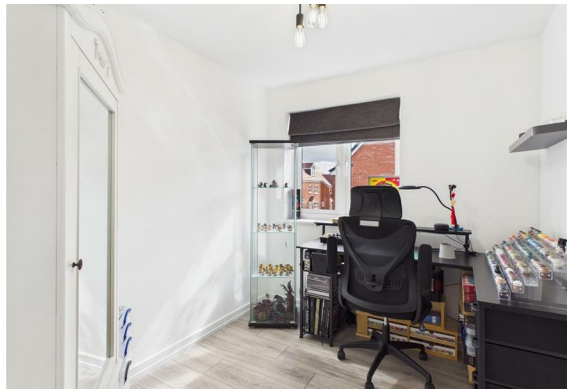
**Landing**
Radiator. Ceiling light point. Airing cupboard. Access to loft. Double glazed window to rear aspect. Door off to:

**Bedroom One**
Double glazed window to side and rear aspect. Ceiling light point. Radiator.

**Ensuite**
Obscure double glazed window to front aspect. Pedestal wash hand basin. Low level WC. Shower cubicle with mains fed shower. Heated towel rail. Fully tiled.







**Bedroom Two**
Double glazed window to front and side aspect. Ceiling light point. Radiator.

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

**Bathroom**
Panelled bath with tap over. Pedestal wash hand basin. Low level WC. Chrome heated towel rail. Obscure double glazed window to front aspect.

**Garden**
Decked area with canopy covering. Gated side access to parking area lead to by a patio pathway. Majority of garden is laid to lawn. Outside tap. Enclosed by timber panelled fencing and bricked wall.

**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).

**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 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 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**
We understand that the property is offered for sale Freehold. Please note there is also an estate service charge and based on last years premium is £328 per annum.

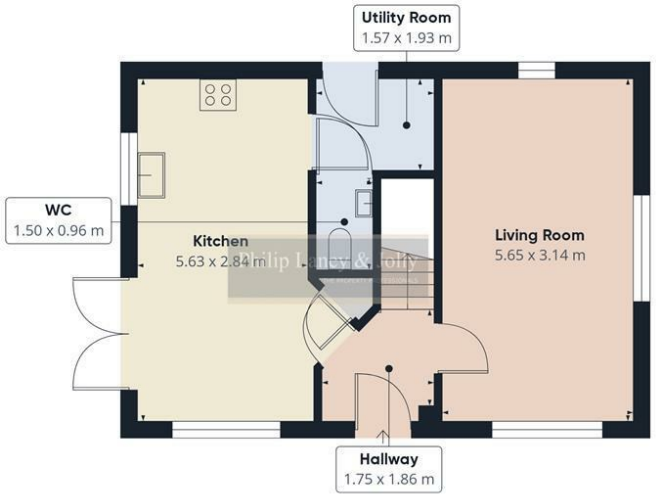
**Verifying ID**
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (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.

**Viewings**
Strictly by appointment with the Agents. Please call 01905 26664. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

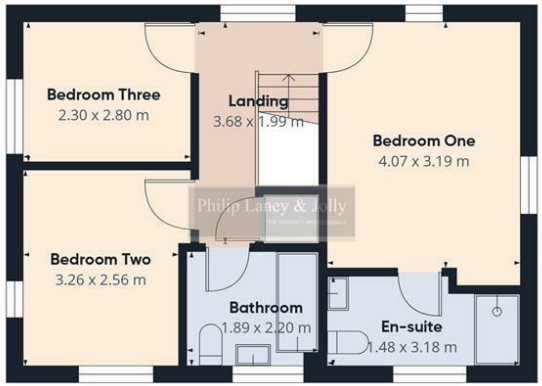
**Parking**
Parking for the property is off road parking for multiple vehicles.

**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 and in-home
Three- Good outdoor
Vodafone- Good outdoor and in-home

**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




Floor 0




Floor 1

Philip Laney & Jolly
THE PROPERTY PROFESSIONALS

Approximate total area(1)
87.4 m²

(1) Excluding balconies and terraces

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

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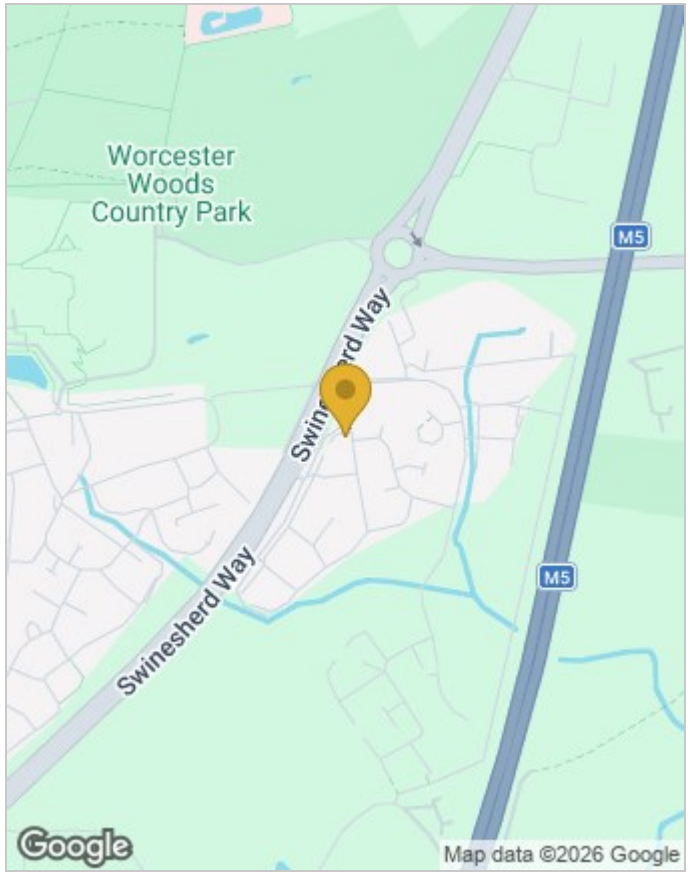


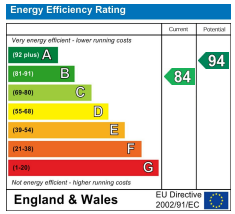


## Viewing

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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