



50 Grange Avenue, Worcester, WR3 7QD  
Guide Price £425,000

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Philip Laney & Jolly Worcester welcome to the market 50 Grange Avenue. Located on the charming Grange Avenue in Worcester, this delightful semi detached family home offers a perfect blend of space and comfort. With an extended layout, the property boasts four well-proportioned bedrooms, making it an ideal choice for families seeking room to grow.

Upon entering, you are welcomed by inviting reception rooms, providing versatile spaces for relaxation, entertainment, or even a home office. The living room is perfect for family gatherings or quiet evenings in. The kitchen is functional and well-equipped, seamlessly connecting to the reception areas, ensuring that family life flows effortlessly.

The property features an en-suite, family bathroom plus a convenient WC, catering to the needs of a busy household. Additionally, a utility room adds practicality, making laundry days a breeze.

Outside, the generous garden offers ample space for children to play or for hosting summer barbecues with friends and family. The property also benefits from ample parking, ensuring that you and your guests can come and go with ease.

This home on Grange Avenue is not just a house; it is a sanctuary for family living, combining comfort, convenience, and a welcoming atmosphere. With its prime location and thoughtful design, it presents an excellent opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this lovely property your new home.

EPC: D Council Tax Band: C Tenure: Freehold

## Entrance Porch

Obscure double glazed entrance door and side panels.

## Hallway

Double glazed window to side aspect. Understairs storage. Ceiling light point and radiator. Stairs rising to landing.

## Living Room

Double glazed bay window to front aspect. Fireplace with open fire. Ceiling light point and radiator.

## Kitchen/Diner

Double glazed window to side aspect and double glazed sliding doors to rear garden. Kitchen fitted with a range of Farmhouse style wall and base units with work surface over. Integrated cooker and hob with extractor over. Fridge. One and a half bowl stainless steel sink and drainer. Tiled splashbacks. Two ceiling light points. Radiator.

## Office

Double glazed window to front aspect and double glazed sliding doors to the rear garden. Ceiling light point.

## Utility Room/WC

Double glazed windows to rear and side aspects. Obscure double glazed door to garden. Space for washing machine and tumble dryer. Range of wall and base units with worksurface over. Space for fridge freezer. Low level WC and wall mounted wash hand basin.

## Landing

Double glazed window to side aspect. Storage cupboard. Ceiling light point. Stairs rising to second floor landing and doors off to:





### Bedroom One

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

### En-suite

Obscure double glazed window. Wet room style room with mains fed shower, pedestal wash hand basin and low level WC. Tiled walls and flooring. Heated towel rail. Ceiling spotlights.

### Bedroom Two

Double glazed window to rear aspect. Ceiling light point and radiator.

### Bathroom

Obscure double glazed window to rear. Panelled bath with shower over, pedestal wash hand basin and low level WC. Tiled splashbacks. Radiator. Ceiling light point.

### Second Floor Landing

Double glazed Velux window. Ceiling light point and eaves storage.

### Bedroom Three

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

### Bedroom Four

Two Velux windows to front aspect. Eaves storage. Radiator and ceiling light point.

### Outside - Rear

Mainly laid to lawn with patio seating area and a stoned seating area at the rear of the garden. Garden enclosed with timber panel fencing.

### Tenure

We understand that the property is offered for sale Freehold.

### 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.

### 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).

### 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/my-products>

### 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>

### 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>

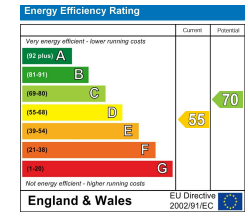
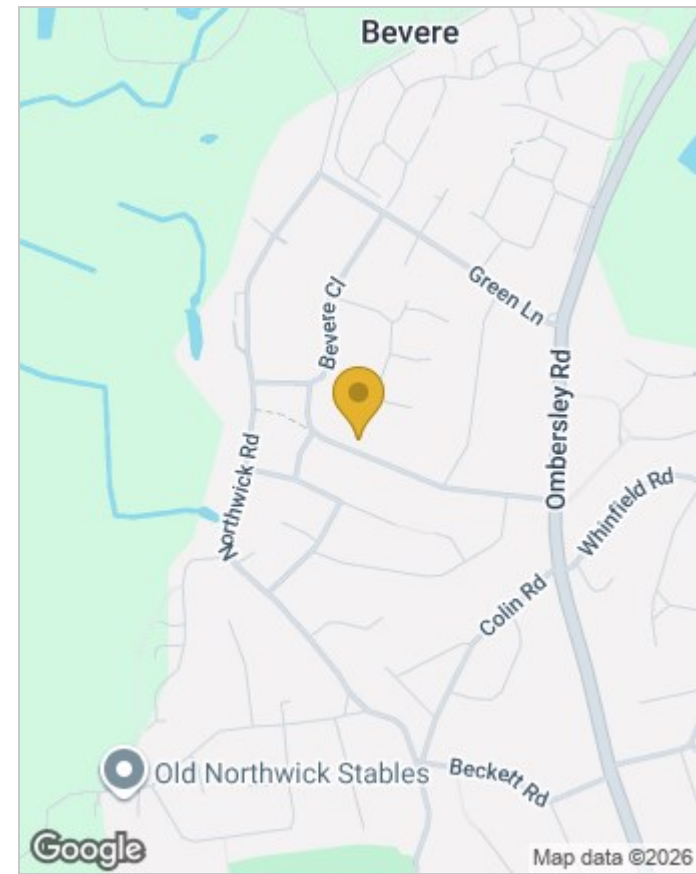
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.





Philip Haney & Jolly  
PROPERTY CONSULTANTS

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.