Philip Laney & Jolly

6 Albermarle Road, Worcester, WR2 5FY

Guide Price £275,000

2 2 1 B

Philip Laney & Jolly Worcester welcome to the market this modern two bedroom semi detached family home, ideally situated on the popular Albermarle Road in Worcester.

The property offers well presented and thoughtfully arranged accommodation, making it an excellent choice for first time buyers, couples, families or those looking for a modern home with excellent outside space.

On entering, the bright and welcoming living room provides a comfortable space for relaxing and entertaining. The kitchen diner forms the heart of the home and offers a generous open plan area for both everyday dining and family life. The kitchen is complemented by a useful utility area and downstairs WC, adding to the practicality of the accommodation.

To the first floor are two spacious double bedrooms. The principal bedroom benefits from its own ensuite shower room, while the second bedroom is served by the well appointed family bathroom.

A particular feature of this home is the larger than average private rear garden. A paved patio provides an ideal space for outdoor dining and entertaining, while the remainder is mainly laid to lawn and offers excellent potential for families, keen gardeners or those simply wanting a generous outdoor area. The garden is fully enclosed by timber fencing, providing a good degree of privacy.

The property also benefits from off road parking for two vehicles, adding further convenience.

This property is offered with a potentially secured onward chain, with an estimated completion date of April/May.

Overall, this is a well presented and modern home offering generous accommodation, excellent outdoor space and practical living in a popular Worcester location. Viewing is highly recommended to appreciate the space and position on offer.

EPC: B Council Tax Band: B Tenure: Freehold

Entrance Hallway
Radiator. Ceiling light point. Stairs rising to first floor. Door to:

Living Room
Double glazed window to front aspect. Ceiling light point. Radiator. Electric log burner inset into fireplace. Storage cupboard.

Kitchen
Double glazed windows and French doors to garden. Matching wall and base units with worksurfaces over. Ceiling light point. Radiator. Integrated oven with 4 ring gas hob with extractor fan over. Integrated fridge-freezer and dishwasher. One and a half sink and drainer. Space and plumbing for washing machine.

Utility Area
Range of wall and base units with work surface over. Space and plumbing for tumble dryer.

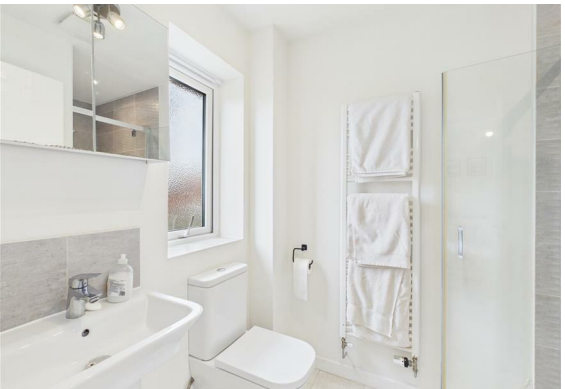
W C
Wall mounted wash hand basin and low level WC. Radiator and ceiling light point.

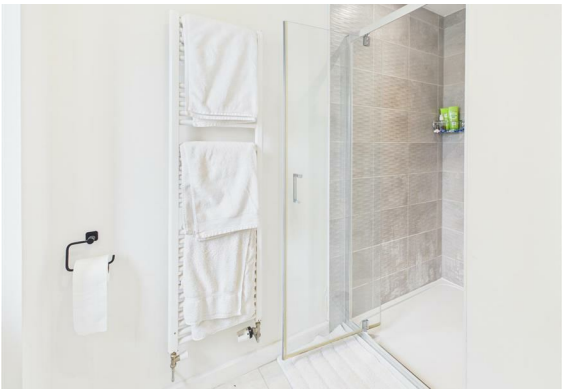
First Floor Landing
Access to loft. Ceiling light point and doors off to:

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

Ensuite
Obscure double glazed window to rear aspect. Shower cubicle with mains fed shower, low level WC and wall mounted wash hand basin. Heated towel rail.

Bedroom Two
Two double glazed windows to front aspect. Storage cupboard. Radiator and ceiling light point.





Bathroom
Obscure double glazed window to side aspect. Panelled bath with mains fed shower over and shower screen. Low level WC and wall mounted wash hand basin. Heated towel rail.

Outside
Initial patio area and mainly laid to lawn and enclosed by timber panel fencing. Outside tap and gated side access.

Parking
Parking for the property is to the front 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 WORCESTER
We understand the council tax band presently to be : B
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 that 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

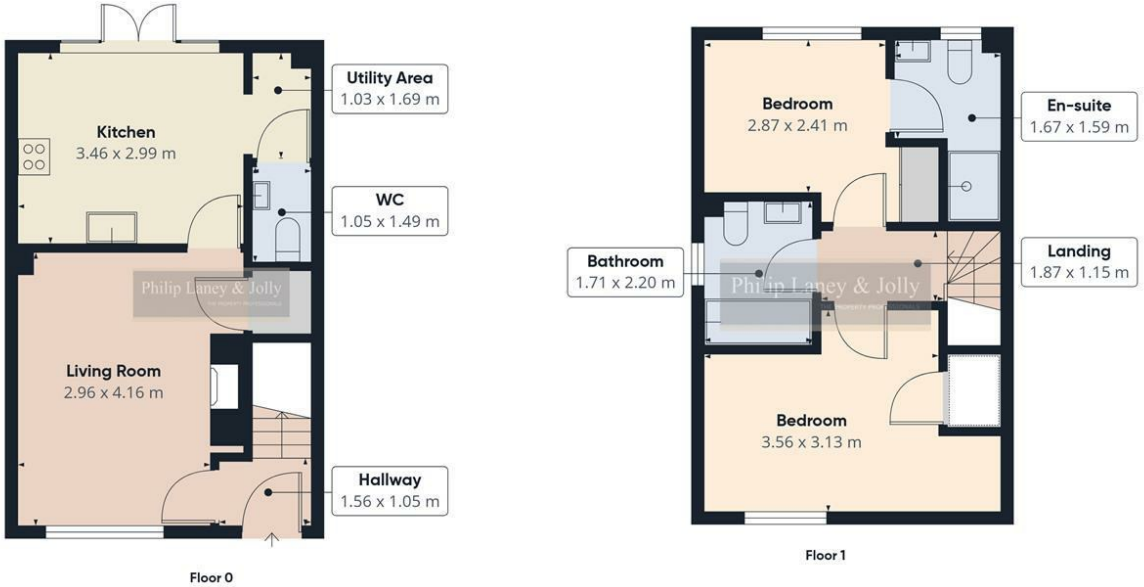
Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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.



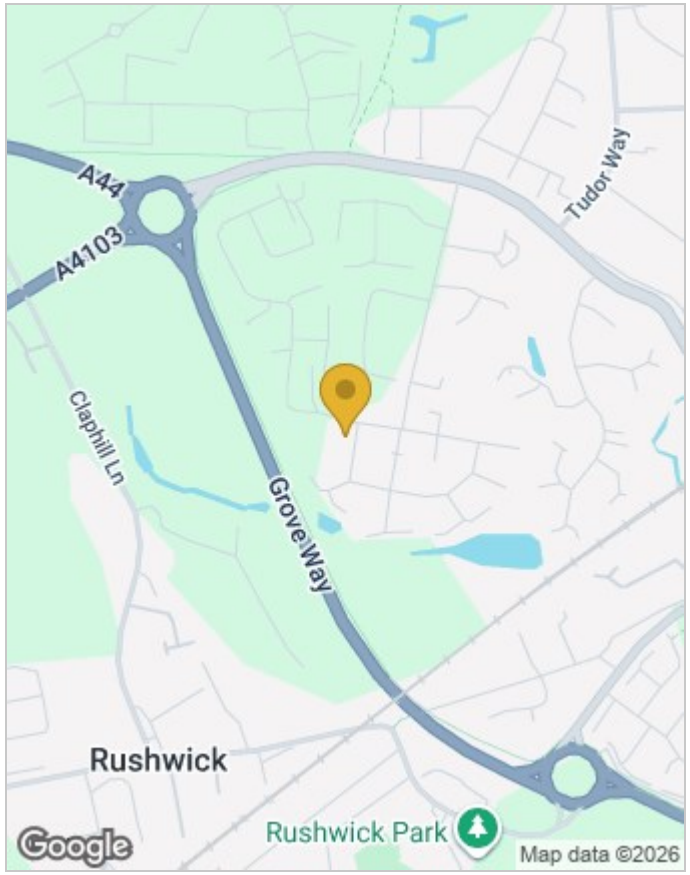
Philip Laney & Jolly
THE PROPERTY PROFESSIONALS

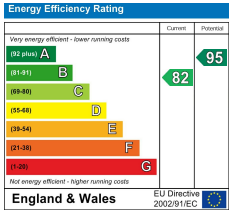
Approximate total area(1)
61.8 m²

(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.

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 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/