Philip Laney & Jolly

55 Nimrod Drive, Worcester, WR2 6DZ

Guide Price £275,000

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Philip Laney & Jolly Worcester are delighted to welcome to the market this beautifully presented modern two bedroom family home, ideally situated within the sought after village of Lower Broadheath, Worcester.

Built in recent years and finished to an excellent standard throughout, this attractive property offers stylish and practical accommodation, perfectly suited to first time buyers, professionals, downsizers or small families.

The ground floor comprises a spacious and inviting living room, creating the ideal space for relaxation and everyday living. To the rear, a well appointed kitchen diner provides an excellent setting for family meals and entertaining, complemented by a useful utility area and a convenient downstairs WC.

On the first floor, the property benefits from two generously sized double bedrooms, both offering comfortable and versatile living space, alongside a contemporary family bathroom finished to a high standard.

Outside, the property enjoys a pleasant rear garden with a patio area that provides an ideal spot to sit and enjoy the outdoors. The garden also benefits from a useful wooden shed and offers a private setting for everyday enjoyment. To the front, there are two allocated parking spaces, adding further convenience.

Combining modern comforts with a desirable village location, this exceptional home offers the perfect balance of village living and easy access to Worcester's excellent amenities, transport links and schooling. Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

EPC: B Council Tax Band: C Tenure: Freehold

Entrance
Front door with obscure double glazed panels. Ceiling light point and smoke alarm. Laminate flooring. Stairs rising to first floor and door to:

Living Room
Double glazed window to front aspect. Laminate flooring. Radiator and ceiling light point. Understairs storage.

Kitchen Area
Double glazed patio doors leading out to the rear garden. Range of wall and base units with worksurface over. Integrated fridge freezer and dishwasher. 4 ring gas hob and oven with chrome hood over. One and a half sink and drainer. Laminate flooring. Ceiling light point and two radiators.

Utility Area
Space and plumbing for washing machine with work surface over. Door to:

WC
Basin and low level WC. Ceiling light point and laminate flooring.

First Floor Landing
Loft access. Ceiling light point. Doors off to all first floor rooms.

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

Bedroom Two
Double glazed window to front aspect. Built-in storage cupboard. Radiator and ceiling light point.

Bathroom
Obscure double glazed window to side aspect. Panelled bath with shower attachment and glazed screen. basin and low level WC. Shaver point and ceiling light point. White heated towel rail.

Outside - Front
Tarmac driveway providing off road parking for two cars. Access to the rear.

Outside - Rear
Initial patio area with remaining garden laid to lawn and enclosed by timber panel fencing. Gated access to wooden shed.

Tenure Freehold
We understand that the property is offered for sale Freehold.
Please note there is a annual service charge of £159.79

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 MHDC
We understand the council tax band presently to be : C
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).

Broadband
We understand currently there is currently no Full Fibre Broadband available 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

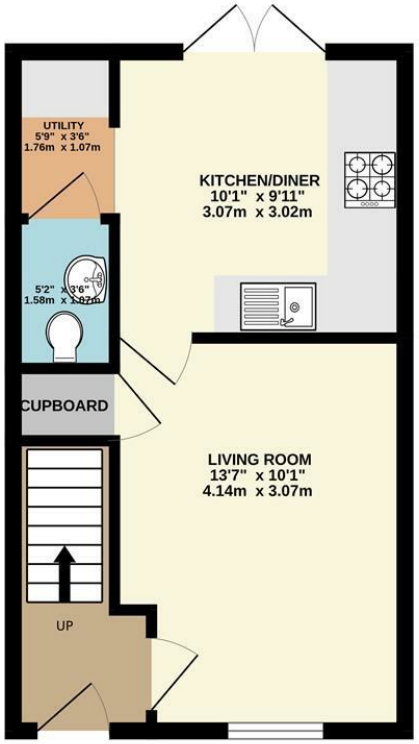
Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
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.

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.

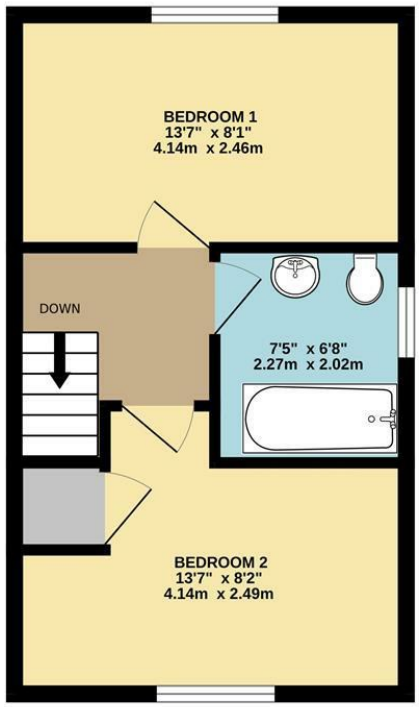
Parking
Parking for the property is to the front with off road parking for two cars.

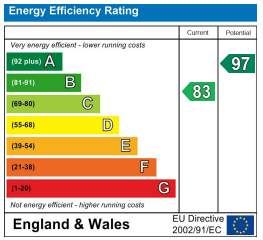
Viewings
Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

GROUND FLOOR



1ST FLOOR





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.

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