

Philip Laney & Jolly



1 Cartwright Walk, Worcester, WR5 3GJ
Asking Price £380,000

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PLJ Worcester are delighted to bring to the market situated in the sought-after Diglis area of Worcester, this wonderful four-bedroom townhouse offers a delightful blend of modern living and convenient access to the picturesque River Severn and the city centre. Spanning three well-designed floors, this property is perfect for families or those seeking ample space.

Upon entering, you will find a welcoming atmosphere that flows throughout the home. The ground floor features the well-appointed modern kitchen with integrated appliances, spacious living room and a convenient downstairs WC all providing a comfortable setting for everyday life, while the rear courtyard garden offers an outdoor space, ideal for relaxation or entertaining.

Over the first and second floors there are four generously sized bedrooms, with the main bedroom benefitting from an en-suite shower room, providing a touch of luxury and privacy. Additionally, there is a family bathroom on the first floor and a separate shower room on the second floor, catering to the needs of everyone on all floors of a busy household.

The location is particularly appealing, with scenic walks along the River Severn leading directly into the vibrant city centre of Worcester where you can enjoy a variety of shops, restaurants, and cultural attractions, making it an ideal spot for those who appreciate both nature and urban amenities.

This townhouse is a wonderful opportunity for anyone looking to settle in a thriving community while enjoying the comforts of a spacious and well-appointed home.

Hallway

Storage cupboards. Radiator and ceiling spotlights. Stairs rising to first floor.

WC

Wash hand basin with vanity unit under and low level WC. Heated towel rail. Ceiling spotlights and extractor fan. Tiled splashbacks.

Living Room

Double glazed window to rear aspect and double glazed door to garden. Two radiators, ceiling light point and spotlights.

Kitchen

Double glazed window to front aspect. Kitchen fitted with a range of modern wall and base units with worksurface over. Integrated cooker, hob with extractor hood, fridge freezer and dishwasher. One and a half bowl stainless steel sink and drainer. Space and plumbing for washing machine. Tiled flooring.

First Floor Landing

Double glazed door to balcony. Airing cupboard. Ceiling spotlights and radiator. Stairs rising to second floor. Doors to:

Bedroom One

Two double glazed windows to rear aspect. Built-in wardrobes. Two radiators and two ceiling light points.

En-suite

Modern suite with shower cubicle with mains fed shower, wash hand basin above vanity unit and low level WC. Heated towel rail. Extractor fan and ceiling spotlights.

Bedroom Two

Double glazed window to front aspect. Radiator and ceiling light point.





Bathroom

Modern suite comprising of; panelled bath, wash hand basin above vanity unit and low level WC. Tiled splashbacks and flooring. Heated towel rail. Ceiling spotlights and extractor fan.

Second Floor Landing

Loft access and ceiling spotlights.

Bedroom Three

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

Bedroom Four

Double glazed window to rear aspect. Storage cupboard. Radiator and ceiling light point.

Shower Room

Modern suite comprising of; shower cubicle with mains fed shower, wash hand basin above vanity unit and low level WC. Heated towel rail. Tiled splashbacks and flooring. Extractor fan and ceiling spotlights.

Rear Garden

Hard landscaped garden with patio area and raised planted borders. Secure with timber panelled fencing and gated access to parking.

Parking

Two allocated parking spaces.

Council Tax Worcester

We understand the council tax band presently to be : D

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).

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 (subject to legal verification) that the property is Freehold.

Broadband

We understand currently Full Fibre Broadband is 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>

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.





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	81
	EU Directive 2002/91/EC	

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.