Philip Laney & Jolly

1 Farundles Avenue, Worcester, WR4 0LX

Guide Price £240,000

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** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. PLEASE CALL PLJ WORCESTER TO ARRANGE YOUR FREE NO OBLIGATION MARKET APPRAISAL **

Philip Laney & Jolly Worcester are delighted to present this well presented two bedroom semi detached family home, situated in the highly sought after area of Farundles Avenue, Lyppard Woodgreen, Worcester.

Occupying a generous plot, the property benefits from ample off road parking to both the front and side, making it an excellent choice for families or those requiring space for multiple vehicles.

The accommodation begins with a welcoming and spacious living room, offering a comfortable environment for relaxation and entertaining. The kitchen breakfast room provides an ideal setting for everyday family life, with ample space for dining. A conservatory further enhances the living accommodation, flooding the space with natural light and providing pleasant views over the garden.

Upstairs, there are two well proportioned bedrooms together with a family bathroom, offering practical and comfortable accommodation.

Additional benefits include double glazing and gas fired central heating, with a new boiler installed in August 2025, providing improved efficiency and peace of mind for prospective purchasers.

Offered for sale with no onward chain, this property presents an excellent opportunity for buyers looking to move swiftly into a well maintained home.

Farundles Avenue enjoys a convenient position within the popular Lyppard Woodgreen development, providing easy access to local amenities, schools, transport links and Worcester city centre.

Early viewing is highly recommended to fully appreciate the accommodation, generous plot and excellent location on offer.

EPC: C Council Tax Band: B Tenure: Freehold

Entrance Hallway
Composite front door. Double glazed window to the side. Stairs to first floor. Ceiling light point. Radiator. Door to:

Living Room
Double glazed window to front aspect. Radiator. Ceiling light point. Understairs storage cupboard with power.

Kitchen
Range of wall and base units with work surfaces over. One and a half sink and drainer. Integrated dishwasher. Space for fridge-freezer. Breakfast bar. Vinyl flooring. Double glazed window to rear aspect. Patio doors to:

Conservatory
Space and plumbing for washing machine with worksurface. Automatic rain sense shutter. Light and power.

Landing
Obscure double glazed window to side aspect. Ceiling light point. and smoke alarm.

Bedroom One
Two double glazed windows to the front aspect. Radiator. Ceiling light point. Airing cupboard housing Ideal combination boiler (Installed August 2025). Access to loft.

Bathroom
'P' shaped panelled bath with Mira shower over and glazed screen. Obscure double glazed window to side aspect. Wash hand basin and WC inset to vanity unit. Radiator. White heated towel rail. Ceiling light point.

Bedroom Two
Double glazed window to rear aspect. Ceiling light point. Radiator.

Rear Garden
Gravelled seating area. Remaining laid to lawn and with borders. Metal shed. Outside tap. Gated access to front of property and parking. Outside light.

Front of Property
Tarmac driveway with space for several cars. Slate area with a selection of tree and shrubs.

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).

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.

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.

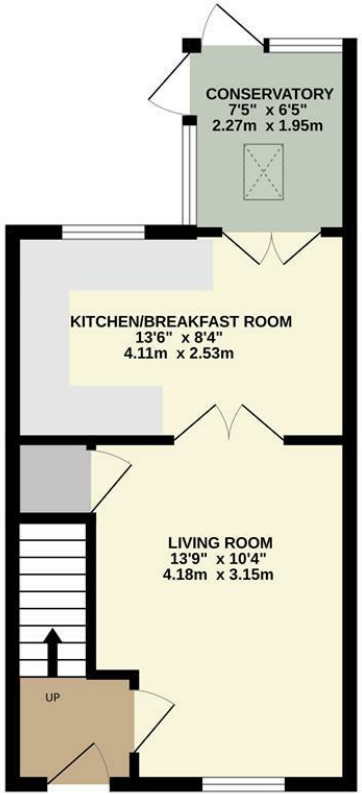
Viewings
Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

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

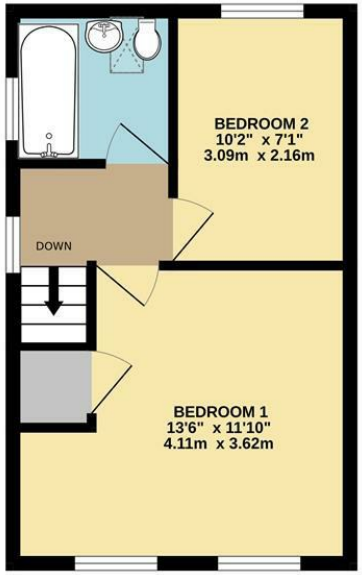
Parking
Parking for the property is off-road parking available for several cars.

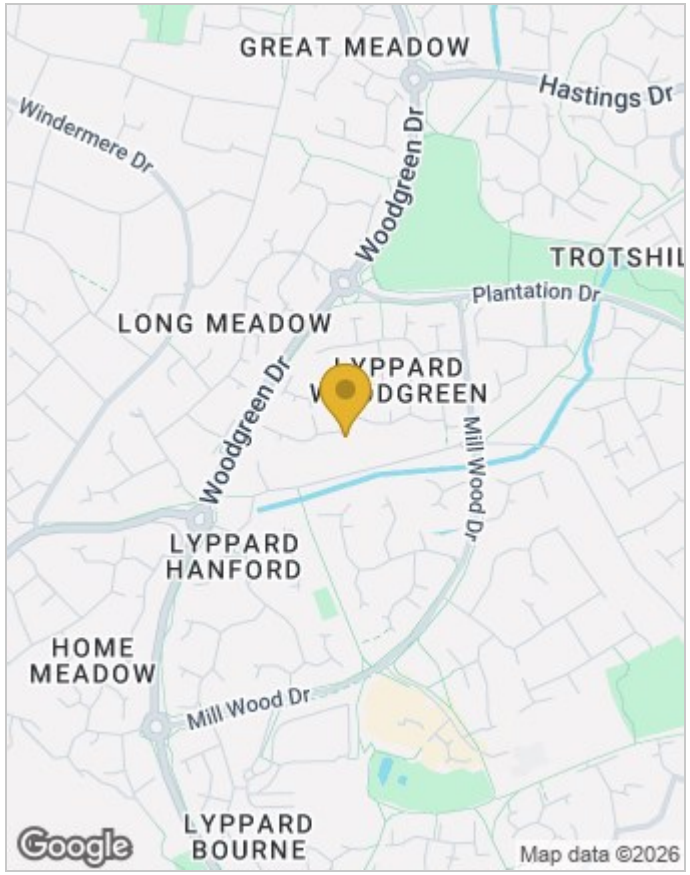
Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.
https://checker.ofcom.org.uk/en-gb/mobile-coverage
EE- Good outdoor and in-home
O2- Good outdoor, variable in-home
Three- Good outdoor and in-home
Vodafone- Good outdoor, variable in-home

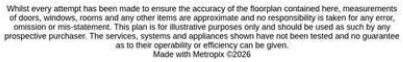
GROUND FLOOR

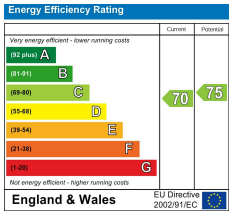


1ST FLOOR









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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