

Philip Laney & Jolly



9 Dover Avenue, Worcester, WR4 0LA
Guide Price £280,000



**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL ****
Philip Laney & Jolly Worcestershire welcome to the market 9 Dover Avenue. Offered with no onward chain this well presented three-bedroom house presents an excellent opportunity for families and individuals alike. The house is situated in a friendly neighbourhood, known for its community spirit and convenient access to local amenities. Residents can enjoy nearby parks, schools, and shops, all within a short distance. The area is well-connected by public transport, making it easy to explore the wider Worcester region

As you step inside, you will be greeted by a spacious living dining area that offers ample natural light, making it an ideal space for relaxation and entertaining guests. The well-appointed kitchen provides a functional layout with access to a WC and integral garage. Each of the three bedrooms are generously sized, providing comfortable retreats for rest and privacy with an en-suite and built in storage to the main bedroom.

There is parking to the front with access to the garage and a pleasant rear garden. Whether you are looking to settle down or invest, this house on Dover Avenue is sure to meet your needs. We invite you to come and experience the charm of this lovely home for yourself.

EPC: C Council Tax Band: C Tenure: Freehold

Entrance Hall

UPVC double glazed front door, ceiling light point and stairs rising to the first floor.

Living Room

Double glazed box window to the front, fire surround with stone hearth, radiator, ceiling light point and understairs storage cupboard. Arch to:

Dining Area

Double glazed bay window to the rear overlooking the garden, ceiling light point and radiator.

Kitchen

Range of wooden wall and base units, worksurfaces over, one and half sink and drainer, Hotpoint four ring gas hob, Belling electric oven, tiled splash backs. Radiator and double glazed door opening to the rear garden.

WC

Corner mounted basin, low level WC, radiator and obscure double glazed window to the rear.

Garage

Remote roller door, power and lighting, strip light and space and plumbing for washing machine.

Landng

Airing cupboard housing water tank with shelving, ceiling light point and access to the loft.

Bedroom One

Double glazed window to the front aspect, radiator, ceiling light point and mirrored fronted wardrobes providing ideal storage.

En-Suite

Obscure double glazed window to the front aspect, shower cubicle , extractor, ceiling light point, wash hand basin and WC inset to vanity unit. (See agents Note)

Bedroom Two

Double glazed window to the rear, radiator, ceiling light point and built in wardrobes.

Bedroom Three

Double glazed window to the rear, radiator and ceiling light point.

Bathroom

Obscure double glazed window to the rear , panelled bath with Mira shower over, tiled walls, low level WC, pedestal wash hand basin, ceiling light point, extractor and chrome heated towel rail.





Front Of Property

Tarmac driveway providing off road parking with gravelled border.

Rear Of Property

Initial patio area with steps up to a gravelled low maintenance area with a circular patio. Mature borders and enclosed by timber panel fencing. Outside tap and lighting.

Agents Note

An electrical inspection is advised as the ceiling light in the living room is faulty and the shower in the en-suite cuts out after a few minutes.

Tenure Freehold

We understand that the property is offered for sale Freehold.

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 Ultrafast 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>

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.

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 Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

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.

Parking

Parking for the property is to the front of the property with driveway plus garage.

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.

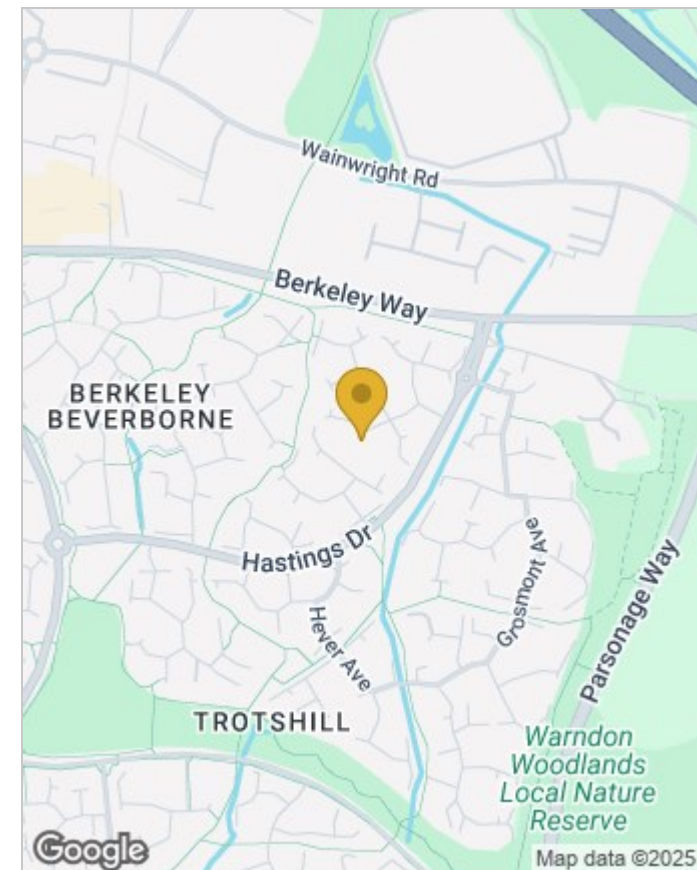


GROUND FLOOR

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(1-2) A			
(3-7) B			88
(8-10) C		72	
(11-14) D			
(15-17) E			
(18-20) F			
(21-23) G			
Not energy efficient - higher running costs			
England & Wales		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.