








5 Peninsula Road, Worcester, WR5 2SE
Guide Price £295,000

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Philip Laney & Jolly Worcester welcome to the market this three bedroom semi detached family home, ideally located in the sought after area of Brockhill Village, Norton. The property offers an excellent balance of comfort and convenience, with easy access to local amenities, the motorway network and Parkway station, making it particularly well suited to commuters and families alike.

Upon entering, there are two reception rooms providing space for both relaxation and entertaining. The living room offers a welcoming environment, while the dining room creates an ideal setting for family meals and gatherings. The kitchen is well arranged and functional, offering a pleasant space for everyday cooking.

Upstairs, the property features three well proportioned bedrooms, making it ideal for a growing family, visiting guests or those requiring a home office. The family bathroom is conveniently positioned to serve all bedrooms.

Externally, the home benefits from off road parking, a garage and an enclosed rear garden. The garden provides a great space for outdoor enjoyment, whether for entertaining, gardening or simply relaxing.

Further benefits include double glazing and gas central heating, ensuring comfort throughout the year. This is a fantastic opportunity to secure a well located home within a popular and established community.

Ground Floor

Porch

Radiator and ceiling light point. Doors off to living room and downstairs WC.

WC

Obscure double glazed window to front aspect. Radiator and ceiling light point. Low level WC and pedestal wash hand basin. Tiled splashback.

Living Room

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

Dining Room

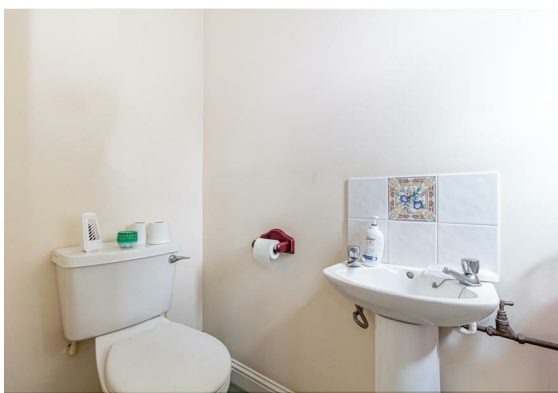
Double glazed window to rear aspect. Radiator and ceiling light point. Stairs rising to first floor. Door to:

Kitchen

Double glazed window to rear aspect. Matching wall and base units with work surface over. Sink and drainer. Integrated cooker and hob with extractor over. Tiled splashbacks. Radiator and ceiling light point. Space and plumbing for washing machine and space for fridge freezer. 'Ideal' gas boiler. Under stairs storage cupboard. Door to rear garden.

First Floor Landing

Loft access. Radiator and ceiling light point. Doors off to:





Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Obscure double glazed window to rear aspect. Panelled bath with shower over, low level WC and pedestal wash hand basin. Tiled splashbacks. Radiator. Wall light and extractor fan.

Rear Garden

Mainly laid to lawn with steps down to patio seating area. Secure with timber panel fencing.

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.

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.

Council Tax Wychavon

We understand that the council tax band presently to be : C

Council Tax Band :

<https://www.gov.uk/council-tax-bands>

Wychavon District Council

<https://www.wychavon.gov.uk/benefits-and-council-tax/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

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>

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>

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

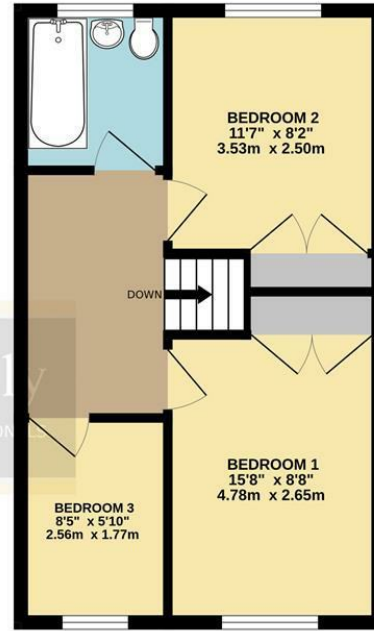
Parking for the property is to the front with driveway and garage.

Viewings

Strictly by appointment with the Agents. Please call 01905 26664. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.

GROUND FLOOR

1ST FLOOR



Philip Lacey & Jolly
THE PROPERTY PROFESSIONAL

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			
(95 plus) A			
(81-91) B			
(69-80) C		72	78
(54-68) D			
(39-53) E			
(21-38) F			
(1-20) 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.