



45 Northwick Close, Worcester, WR3 7EF

Asking Price £485,000

Philip Laney & Jolly



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**\*\* SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL \*\***  
PLJ Worcestershire are delighted to present this three-bedroom detached family home which is situated in the highly sought-after area of Northwick, Worcester and within close proximity to amenities and local reputable schooling. The property boasts a spacious layout, offering ample room for comfortable living.

As you enter, you will find a well-presented interior that, while in need of some modernisation, provides a wonderful canvas for you to create the perfect home for you. The property features a welcoming entrance hall, spacious living room, kitchen, and a separate dining room. Upstairs, three good sized bedrooms and a family bathroom provide ample space for families or professionals alike.

Externally, the home benefits from a private driveway with off-road parking, garage, and a delightful south facing rear garden, perfect for relaxing or outdoor gatherings.

Situated in a prime location with excellent local amenities, highly regarded schools, and convenient access to transport links, this is a fantastic opportunity to secure a home in one of Worcester's most desirable areas.

In summary, this three-bedroom detached house on Northwick Close is a fantastic opportunity to invest in a property with great potential in a prime location. Whether you are looking to make it your own or seeking a promising investment, this home is well worth a visit.

EPC: D Council Tax Band: E Tenure: Freehold

**Hallway**

Obscure glazed entrance door and window. Understairs storage cupboard. Radiator and ceiling light point. Stairs rising to first floor.

**Living Room**

Three double glazed windows to rear aspect (one of which is obscure). Two radiators and two ceiling light points. Wall lights.

**Kitchen**

Two double glazed windows to front aspect and obscure double glazed door to rear garden. Wall and base units with work surface over. Tiled splashbacks. Stainless steel sink and drainer. Integrated oven and hob. Pantry cupboard and space for fridge freezer.

**Dining Room**

Double glazed window to rear aspect. Ceiling light point and radiator.

**WC**

Obscure double glazed window to rear aspect. Low level WC. Ceiling light point.

**Inner Hallway**

Obscure double glazed door to rear garden. Space and plumbing for washing machine.

**Landing**

Obscure double glazed window to side aspect and double glazed window to front. Radiator and two ceiling light points. Loft access and storage cupboard.

**Bedroom One**

Double glazed window to rear aspect. Ceiling light point and radiator.







## Bedroom Two

Double glazed window to rear aspect. Storage cupboard,. Ceiling light point.

## Bedroom Three

Double glazed window to front aspect. Ceiling light point.

## WC

Obscure glazed window. Low level WC and tiled splashbacks. Ceiling light point.

## Bathroom

Obscure double glazed window to front aspect. Panelled bath with shower attachments, pedestal hand wash basin and tiled walls. Radiator and ceiling light point.

## Outside - Rear Garden

A secure south facing rear garden with timber panel fencing and patio seating area, lawn and planted borders. Additional stone seating area to the bottom of the garden and gated side access.

## Garage

Doors to front. Obscure double glazed window and door to garden. Light and power.

## 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 - Freehold

We understand that the property is offered for sale Freehold.

## Council Tax Worcester

We understand the council tax band presently to be : E

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).

## 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.

## Broadband

We understand currently Fibre to the Cabinet 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>

## 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 - Malvern

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.

## Property to sell?

If you have a property to sell in Malvern 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.

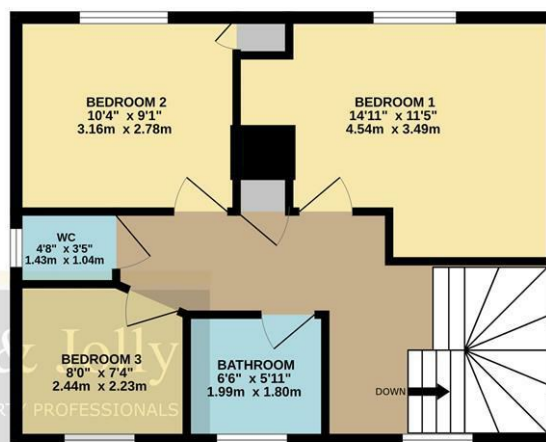
Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.



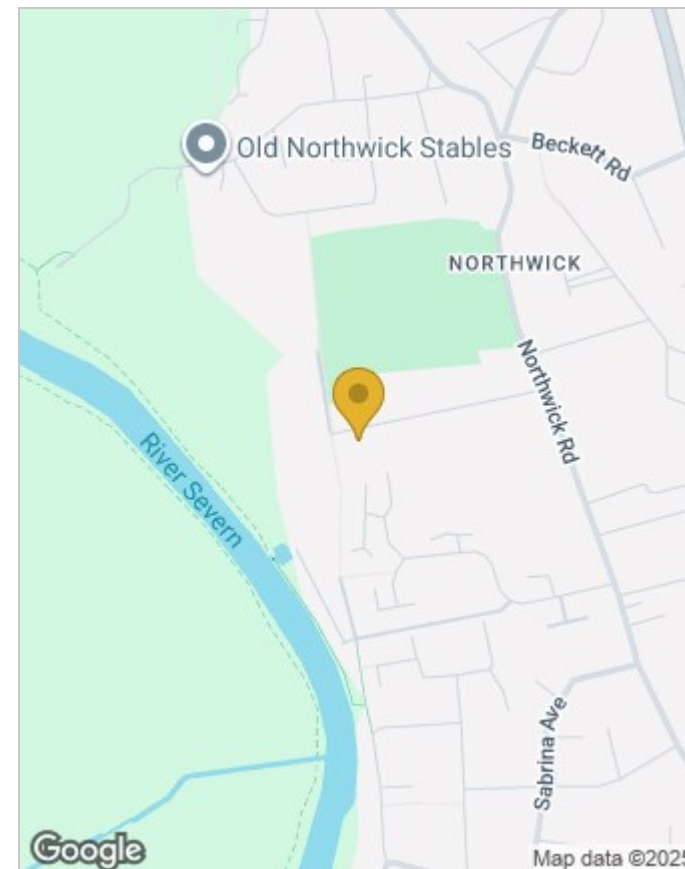
GROUND FLOOR



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 |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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.