

Philip Laney & Jolly



13 Edward Close, Worcester, WR5 1DE  
Guide Price £220,000



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

Philip Laney & Jolly Worcester welcome to the market this well-presented two-bedroom home that offers an excellent opportunity for first-time buyers and investors alike.

The property welcomes you with a comfortable and inviting living room, ideal for both relaxation and entertaining. To the rear, the kitchen breakfast room provides a practical yet sociable space, perfect for everyday dining and family life.

Upstairs, the landing leads to two well-proportioned bedrooms, each offering a spacious and restful environment. A conveniently positioned bathroom serves the accommodation.

A particular highlight of the property is the attractive rear garden, featuring an initial decking area ideal for outdoor seating and gatherings, leading onto a lawned section that offers further space for gardening or leisure.

Additional benefits include gas central heating, double glazing throughout, and off-road parking, enhancing both comfort and convenience.

Situated within easy reach of Worcester city centre, the property enjoys excellent access to a wide range of amenities including shops, restaurants, and local services.

This charming home combines practicality, location, and potential, making it a fantastic choice for those looking to establish themselves in Worcester.

EPC: C Council Tax Band: B Tenure: Freehold

**Ground Floor**

**Living room**

Double glazed window to front aspect. Stairs leading up to first floor. Wood laminate flooring. Door to kitchen. Radiator.

**Kitchen**

Range of matching wall and base units with worksurfaces over. Laminate flooring. Double glazed window to rear aspect. Double glazed door to the garden. Space and plumbing for washing machine and space for oven with extractor over. Breakfast bar. Storage cupboard. Tall radiator.

**First Floor**

**Bedroom One**

Carpet flooring. Two double glazed window to front aspect. Built-in storage cupboard. Radiator.





### Bedroom Two

Carpet flooring. Double glazed window to rear aspect.

### Bathroom

Low level WC. Wash hand basin. Panelled bath with shower over.

### 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 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).

### 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.

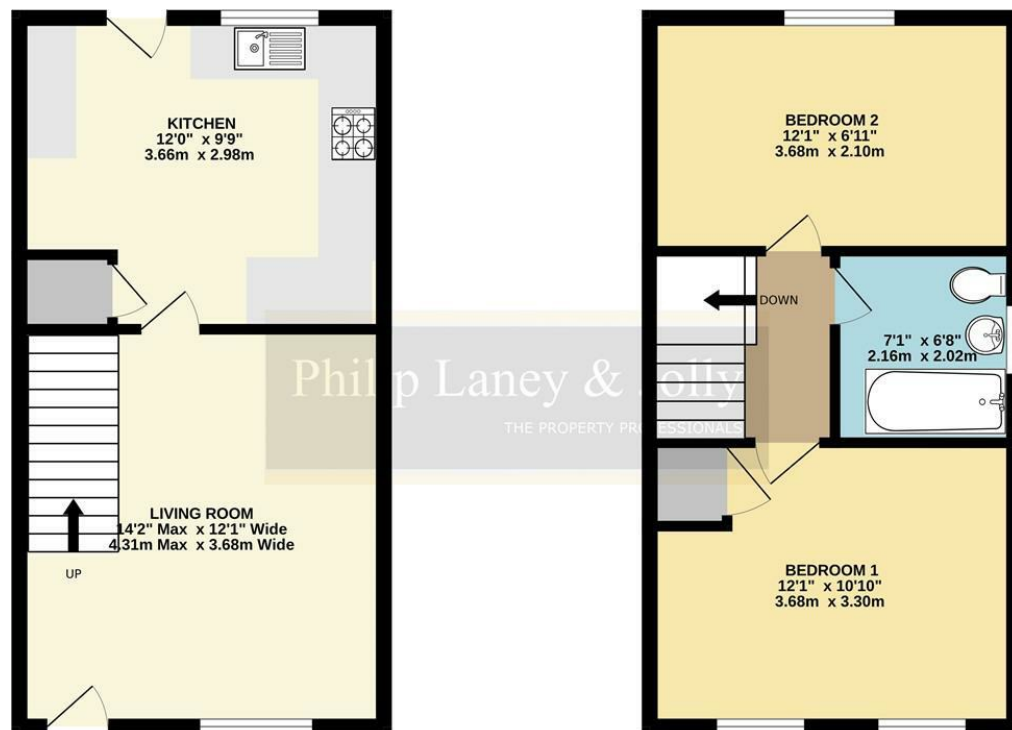
### Viewings

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.

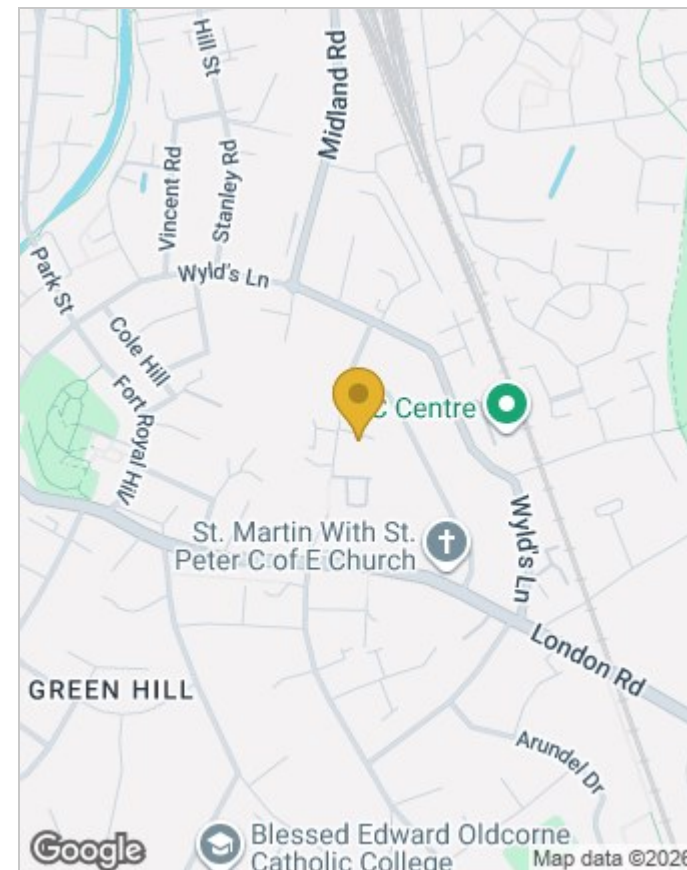
### Parking

Parking for the property is to the front of the property with an off road space.





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 |   |         |           |
| 92-100                                      | 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                             |   | 71      | 77        |
| 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.