

Philip Laney & Jolly



6 Fiskin Lane, Worcester, WR4 0DF
Asking Price £220,000



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

PLJ Worcester are pleased to bring to the market this two-bedroom mid-terrace house on Fiskin Lane offered with no onward chain. The location in Warndon Villages is very popular, known for its friendly community atmosphere and proximity to local amenities. Residents can enjoy nearby parks, shops, and schools, making it an ideal choice for those looking to settle in a vibrant neighbourhood

Downstairs the property features a well-proportioned living room, perfect for relaxing or entertaining guests plus an inviting kitchen diner. Upstairs are two well proportioned bedrooms, making this home well suited for small families, couples, or individuals seeking extra space. The bathroom is conveniently located to serve both bedrooms, ensuring practicality for everyday living with the main bedroom also benefitting from an en-suite shower cubicle and sink.

One of the standout features of this property is the provision for parking, with two allocated spaces available. This added convenience makes it easy for residents and visitors alike.

In summary, this two-bedroom mid-terrace house on Fiskin Lane presents an excellent opportunity for anyone seeking a comfortable home in a desirable area. With its practical layout, allocated parking, and community spirit, it is a property not to be missed.

Hall

Entry door. Ceiling light point. Radiator.

Kitchen/Dining Room

Double glazed window to front aspect. Ceiling light point. Radiator. Matching wall and base units with work surface on top.
Space for cooker, fridge freezer, washing machine and dishwasher. Stainless steel sink and drainer. Tiled floor and tiled splashbacks.

Lounge

Double glazed sliding door to rear aspect. Ceiling light point. Radiator. Electric fireplace. Stairs rising to first floor.

Landing

Ceiling light point. Loft access. Doors off to:

Bedroom One

Double glazed window to the front aspect. Ceiling light point. Radiator.

En-Suite

Shower cubicle with mains fed shower. Wash hand basin atop vanity unit. Ceiling light point. Tiled splashback.





Bedroom Two

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

Bathroom

Obscure double glazed window to rear aspect. Ceiling light point. Extractor fan. Heated towel rail. Panelled bath. Low level WC. Pedestal wash hand basin. Tiled splashbacks.

Rear Garden

Secure with timber panelled fencing. Decked seating area and patio with planted bed. Artificial turf. Gated access to parking area.

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.

Services - Malvern

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.

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 01905 26664. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

Broadband

We understand currently Ultrafast broadband is available at this property.

You can check and confirm the type of Broadband availability using the fibre checker:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=wr40df&uprn=100120652437>

Parking

Parking for the property is, two allocated parking spaces at the back of the property.

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 only)

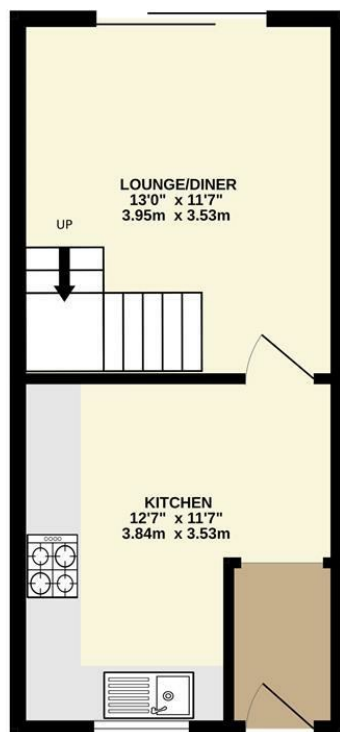
O2- Variable in-home, good outdoor

Three- Variable in-home, good outdoor

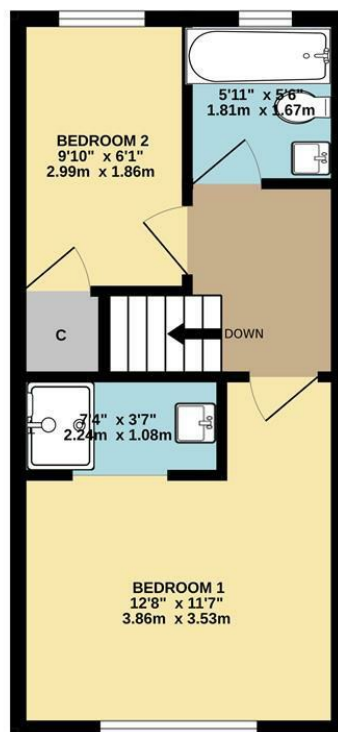
Vodafone- Good in-home and outdoor



GROUND FLOOR



1ST FLOOR

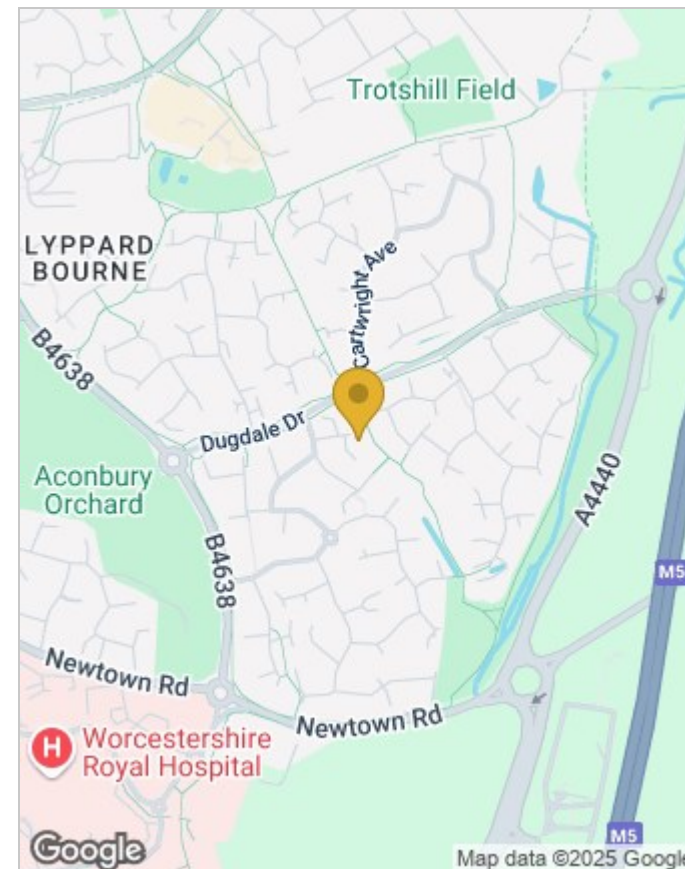


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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.



Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC