



79 Kilbury Drive, Worcester, WR5 2NG
Guide Price £265,000



Philip Laney & Jolly are pleased to present this three double bedroom family home located on Kilbury Drive in the picturesque city of Worcester. This property offers a wonderful balance of comfort and practicality, making it an excellent choice for families or those seeking additional space.

Upon entering the property you are welcomed into a spacious living dining room filled with natural light, with patio doors opening directly onto a larger than average rear garden. This generous outdoor space provides an ideal setting for entertaining, gardening or simply relaxing and enjoying the fresh air. The well appointed kitchen offers a practical space for meal preparation and family gatherings.

The property benefits from three generously sized double bedrooms, providing comfortable accommodation for family members or guests. A family bathroom is conveniently positioned to serve all bedrooms.

While the home is well maintained, it invites cosmetic improvements, offering an excellent opportunity for buyers to personalise and enhance the property to suit their own style and taste.

Further features include off road parking and an integral garage, offering secure storage and convenient parking. The property is offered for sale with no onward chain, helping to ensure a smooth and straightforward purchase process.

Situated in a desirable residential area of Worcester, the home is well placed for access to local amenities, schools and parks, making it a particularly appealing choice for families. This is a wonderful opportunity to acquire a spacious and well located home.

Entrance Porch

Obscure double glazed door with glazed side panel and circular single glazed window to the front. Doors to storage cupboard.

Entrance Hallway

Single glazed door to entrance hall. Ceiling light point and radiator. Stairs rising to first floor.

Kitchen

Double glazed window to front aspect. Range of wall and base units with worksurface over. 4 ring gas hob. Breakfast bar. Space and plumbing for washing machine and space for fridge freezer. Radiator and ceiling light point.

Living/Dining Room

Double glazed sliding patio doors to the rear garden. Brick-built fireplace with gas fire. Ceiling light point and radiator.

First Floor Landing

Obscure double glazed window to the side aspect. Access to loft and airing cupboard. Ceiling light point.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Obscure double glazed window to the front aspect. Panelled bath with electric 'Triton' shower over, pedestal hand wash basin and low level WC. Tiled walls. Chrome heated towel rail.

Outside - Front

Tarmac driveway with slabbed area to the side and side gated access to garden.

Outside - Rear

Initial patio area with path with lawned area and gravelled side areas. Garden enclosed by timber panel fencing.

Garage

Up and over door. Wall mounted 'Ideal' boiler. Power and lighting.





Parking

Parking for the property is to the front with private driveway.

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 : 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).

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/my-products>

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.

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.

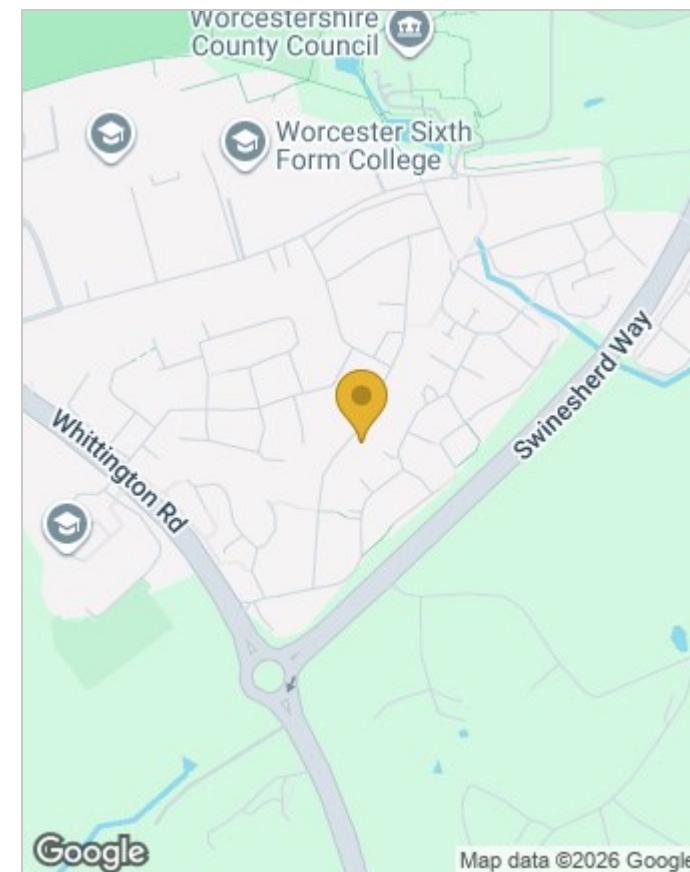
Property to sell?

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.



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	Possible
Very energy efficient - lower running costs			
(92 plus) 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		74	80
		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.