



24 Worboys Road, Worcester, WR2 4JJ

Guide Price £280,000



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

PLJ Worcestershire bring to the market this three-bedroom semi-detached house in need of modernisation which presents an excellent opportunity for those looking to create their perfect home. Situated in a popular residential area in Worboys Road the property occupies a prime location with easy access to a variety of local amenities and reputable schools, making it an ideal choice for families.

Upon entering, you will find an entrance hall leading into a welcoming reception room that offers a comfortable space for relaxation and entertaining. The three well-proportioned bedrooms provide ample accommodation for family living or guests. The property also features a bathroom, which, while functional, is in need of modernisation, allowing you to personalise the space to your taste.

One of the standout features of this property is that it comes with no onward chain, ensuring a smooth and efficient purchasing process. With a little vision and investment, this house has the potential to be transformed into a stunning family home that reflects your individual style.

Whether you are a first-time buyer or looking to invest in a property with great potential, this semi-detached house on Worboys Road is not to be missed. Embrace the opportunity to make this house your own in a sought-after location.

EPC: D Council Tax Band: C Tenure: Freehold

Hall

Radiator. Ceiling light point. Stairs rising to first floor. Cupboard. Door to:

Lounge/diner

Double glazed bay window to front aspect. Double glazed sliding doors to garden. Two ceiling light points. Two radiators. Fireplace with gas fire inset. Storage cupboard.

Kitchen

Double glazed window to rear aspect. Obscure double glazed door to rear garden. Matching wall and base units with work surface on top. Space for cooker, washing machine and fridge freezer. Tiled splashbacks. Two ceiling light points.

Landing

Double glazed window to side aspect. Ceiling light point.

Bedroom one

Double glazed bay window to front aspect. Radiator. Ceiling light point. Built in wardrobes and cupboards.

Bedroom two

Double glazed window to rear aspect. Radiator. Ceiling light point. Built in wardrobes.

Bedroom three

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

Bathroom

Obscure double glazed window to rear aspect. Ceiling light point. Radiator. Wet room style shower with electric shower. Pedestal wash hand basin and low level WC. Tiled floor and walls.

Garage

Light and power. Up and over door. Door to rear garden.





Rear garden

Patio seating area and lawn with planted borders. Gated side access. Door to garage.

Outside WC

Ceiling light point. WC. Obscure window.

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).

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.

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.

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.

Viewings

Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

Floor Plan

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.

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 via the driveway to the front.

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:

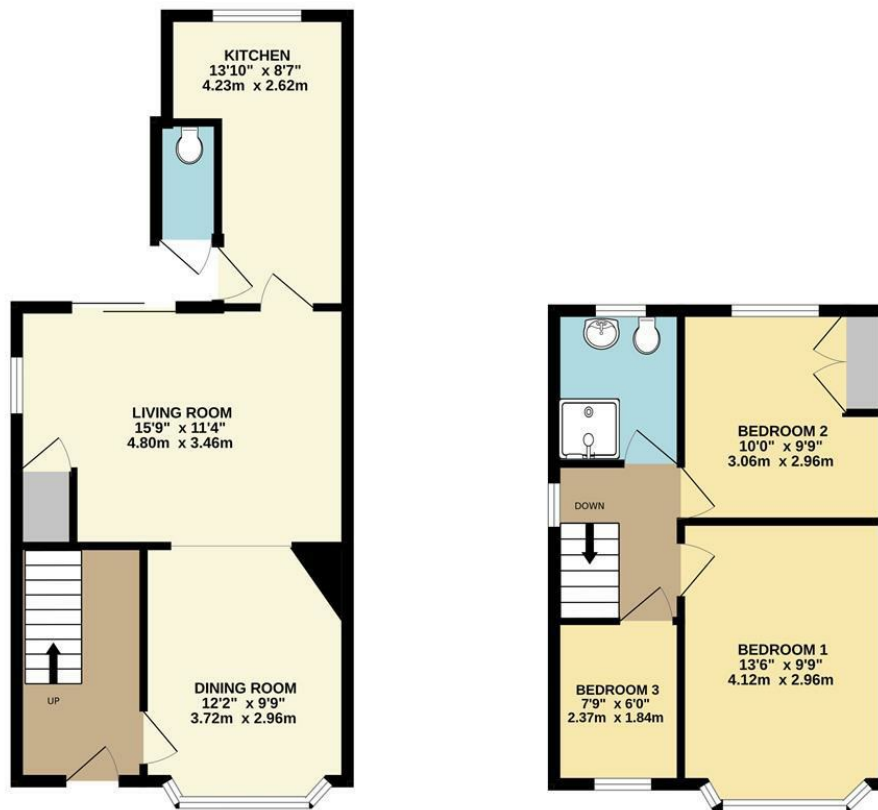
<https://www.openreach.com/fibre-checker>

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>



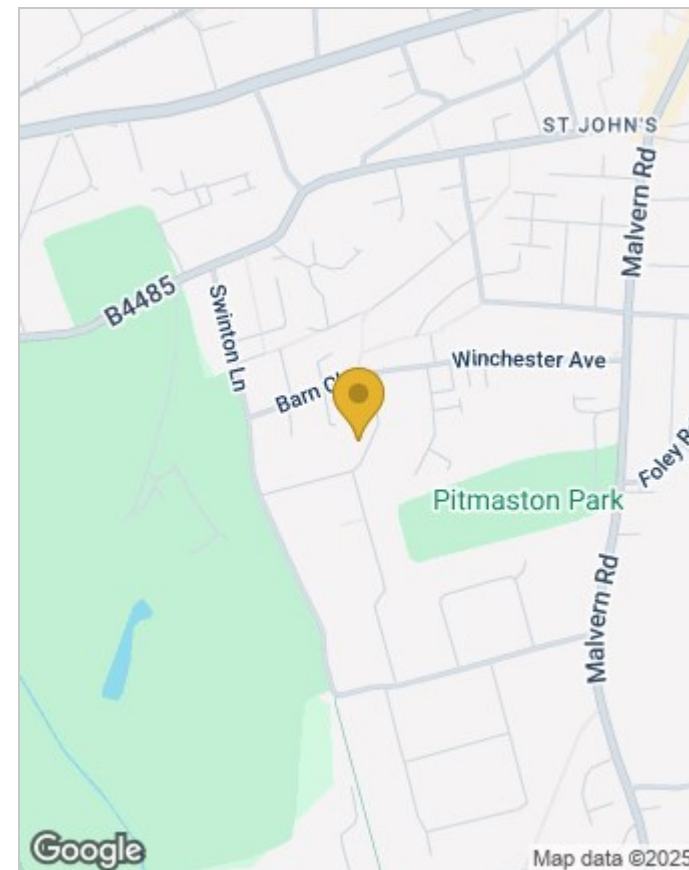


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC