138 Sentinel Close, Worcester, WR2 5FD

Asking Price £290,000

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

Philip Laney & Jolly Worcester are delighted to present this modern semi detached family home nestled in the popular area of Sentinel Close, Worcester, offering an excellent blend of comfort and convenience. With three bedrooms, including a main bedroom with an ensuite shower room, this property is ideal for families seeking both space and privacy.

Upon entering, you are welcomed into an inviting living room that creates a warm and comfortable atmosphere, perfect for relaxing or entertaining guests. The heart of the home is the kitchen diner, which offers generous space for family meals and social gatherings. Thoughtfully designed understairs storage helps keep the home tidy and well organised.

The property benefits from two well appointed bathrooms, including a family bathroom that meets the needs of everyday living. A downstairs WC further enhances convenience for residents and visitors alike.

Outside, the private rear garden provides a peaceful retreat, ideal for enjoying sunny afternoons or hosting barbecues with friends and family. The home also offers parking and a garage, ensuring secure storage and easy access.

In summary, this three bedroom semi detached house on Sentinel Close represents a fantastic opportunity to purchase a modern family home in a popular and convenient location. With its practical layout and excellent features, it is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this lovely property your new home.

EPC: C Council Tax Band: C Tenure: Freehold

Hallway
Obscure double glazed entrance door. Ceiling spotlights and radiator. Stairs rising to first floor.

Living Room
Double glazed windows to front and side aspects. Radiator and two ceiling light points.

Kitchen/Diner
Double glazed window to rear aspect and double glazed French doors to rear garden. Understairs storage cupboard. Kitchen fitted with a range of modern wall and base unts with granite worktop over. Integrated double oven and hob with extractor over. Space for fridge freezer, washing machine and dishwasher. One and half bowl stainless steel sink with mixer tap. Upstand splashbacks.

WC
Obscure double glazed window to front aspect. Spotlight and radiator. Pedestal wash hand basin and low level WC. Tiled splashbacks.

First Floor Landing
Storage cupboard. Ceiling spotlights. Doors off to:

Bedroom One
Double glazed window to front aspect. Radiator and ceiling light point. Built-in wardrobes.

En-Suite
Obscure double glazed window to side aspect. Double shower tray with mains fed shower, pedestal wash hand basin and low level WC. Extractor fan. Radiator and ceiling light point. Tiled splashbacks.

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. Loft access.

Bathroom
Obscure double glazed window to front aspect. Panelled bath with shower attachment, pedestal wash hand basin and low level WC. Tiled splashbacks. Heated towel rail. Extractor fan and ceiling light point.

Garage
Up and over door. Obscure double glazed side door to garden. Light and power.

Rear Garden
Secure with timber panel fencing. Low maintenance rear garden with patio seating areas at either end with artificial turf in between and borders on both sides. Gated access to driveway. Door into the garage.

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).

Broadband
We understand currently that Full Fibre Broadband is available to order now 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

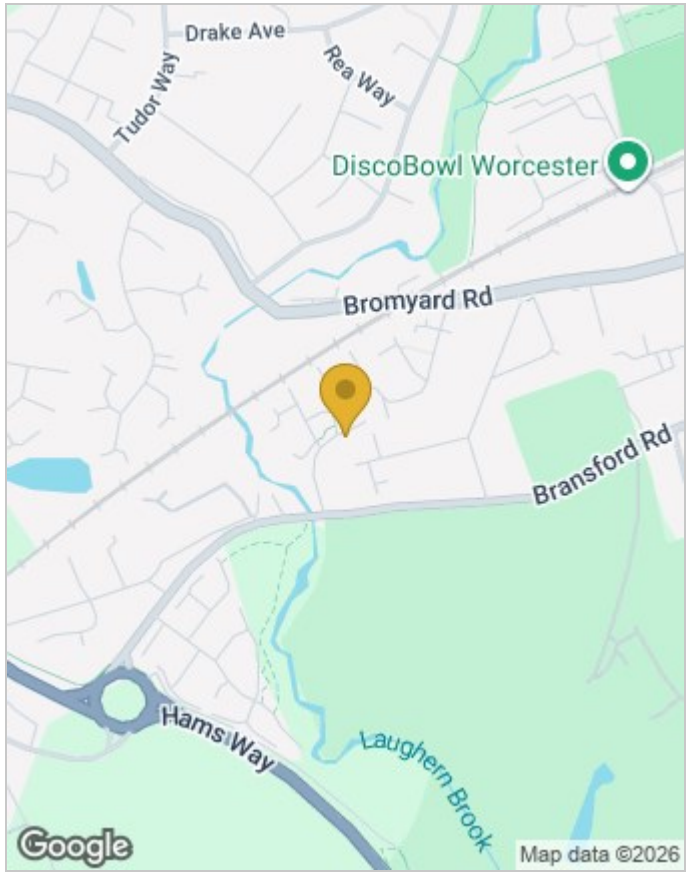
Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.
https://checker.ofcom.org.uk/en-gb/mobile-coverage

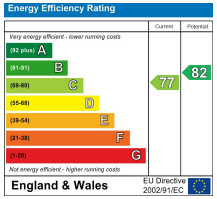
Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
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.

Parking
Parking for the property is via the private driveway.

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.





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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