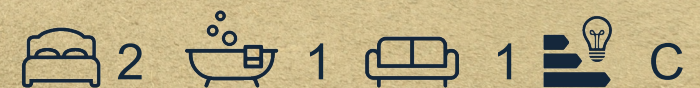




20 Queenswood Drive, Worcester, WR5 3SZ

Guide Price £270,000



**** 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 20 Queenswood drive, located in the desirable area of St Peters, Worcester, This spacious two double bedroom semi-detached family home offers a wonderful opportunity for both first-time buyers and families alike. The property enjoys a generous plot, providing ample outdoor space to the rear and side, perfect for those who enjoy gardening or outdoor activities.

Upon entering, you will find a welcoming living room that flows seamlessly into a spacious kitchen diner, ideal for family meals and entertaining guests. The addition of a conservatory enhances the living space, allowing for natural light and a lovely view of the garden. The two double bedrooms are well-proportioned, providing comfortable accommodation for family members or guests. The family bathroom is conveniently located to serve the needs of the household.

Additionally, the property includes a garage and ample parking, ensuring convenience for residents and visitors alike. There is also potential to extend the home, subject to local planning consent and building regulation approval, allowing you to tailor the property to your specific needs. This home is not just a place to live; it is a canvas for your future aspirations. With its excellent location and generous space, this property is a must-see for anyone looking to settle in Worcester.

EPC: C Council Tax Band: C Tenure: Freehold

Living room

Double glazed window to the front aspect. Carpet flooring. Ceiling light point. Radiator.. Door leading to the kitchen diner.

Dining area

Tiled flooring. Sliding doors into conservatory. Under stairs storage cupboard. Ceiling light point. Opening to kitchen.

Kitchen

Double glazed window to the rear aspect. Electric induction hob. Electric oven. Range of wall and base units. Extractor fan. Tiled flooring. Space and plumbing for washing machine. Space for fridge freezer. Ceiling light point.

Conservatory

Double glazed windows. Carpet flooring. Electricity power points.

Bedroom One

Two double glazed windows to the front aspect. Carpet flooring. Radiator. Ceiling light point.

Bathroom

Low level WC. Wash hand basin. Tiled shower with electric shower point. Double glazing. Laminate flooring.

Bedroom Two

Two double glazed windows Carpet flooring. Ceiling light point. Built in wardrobe. Radiator.

Garden

Access into garage. Extensive lawned area with two patio seating areas. Enclosed by timber panel fencing.

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).





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.

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.

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.

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.

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. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

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>

Parking

Parking for the property is ample off-road parking to the front plus garage

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 and in-home

O2- Good outdoor and in-home

Three- Good outdoor and in-home

Vodafone- Good outdoor and in-home

What Three Words

Nights Patch Farned



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Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

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.