

Philip Laney & Jolly



11 Haines Avenue, Worcester, WR4 0DG  
Guide Price £435,000

4 2 3 C



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

Philip Laney & Jolly offer to the market a wonderfully appointed detached family home that offers the potential to extend further since obtaining planning permission to the rear (ref 21/00476/HP). The property occupies a generous plot with ample parking to the front and is located in the ever popular area of Warndon Villages convenient to local amenities and motorway network.

The well presented accommodation comprises entrance hallway, downstairs WC, open plan living dining room with walk in box window to the front aspect and sliding doors opening to the rear from the dining room enjoying an outlook to the garden. The kitchen diner comprises a range of matching wall and base units with breakfast bar and area for dining with access to the conservatory and the utility room. There is a most useful study/reception room completing the ground floor.

To the first floor there are four good size bedrooms ideal for a growing family and the main bedroom benefits from a recently updated en-suite shower room and built in wardrobes. The family bathroom that has also been updated is fitted with panelled bath with shower over, basin inset to vanity unit and low level WC.

To the front of the property there is a block paved driveway providing ample parking with access to the garage and the remaining area being laid to lawn. Side access leads to the rear that offers an extensive patio area with raised beds and the remaining area being laid to lawn plus an additional decked seating area and enclosed by timber panel fencing.

The property benefits from double glazing, gas central heating and an internal viewing is highly recommended to appreciate what this property currently offers whilst also considering the future extension. EPC GRADE C COUNCIL TAX BAND E Freehold

#### Entrance Hall

Wooden door with stained glass panels, radiator, stairs rise to the first floor, understairs storage cupboard.

#### WC

UPVC double glazed window to the front aspect, ceiling light point, radiator, basin, WC and laminate flooring.

#### Living Room

Double glazed walk in box window to the front aspect, gas fire with wooden surround, two wall lights and radiator. Arch to

#### Dining Area

Sliding double glazed doors opening to the rear garden, ceiling light point and radiator.

#### Kitchen/dining

Double glazed window to the rear aspect, matching wall and base units, worksurfaces over, one and a half sink and drainer, breakfast bar, tiled splashbacks, tiled wall, Ideal wall mounted boiler, Creda oven, four ring gas hob, space for fridge freezer.

Dining area - double glazed door opening to the conservatory. Radiator

#### Conservatory

Tiled floor, double doors to the garden.

#### Utility Room

Space and plumbing for washing machine, space for tumble dryer, base units with worksurfaces over, ceiling light point and tiled floor.

#### Study/reception room

UPVC double glazed window to the front aspect, ceiling light point and radiator.

#### Garage

Access to loft space, up and over door with power and lighting.

#### Landing

Spacious area providing access to all of the first floor rooms, loft access and airing cupboard.







#### Bedroom One

Spacious and light room with double glazed window to the front aspect and built in wardrobes.

#### En-Suite Shower

Recently fitted suite comprising shower cubicle, basin inset to a contemporary vanity unit, low level WC, chrome heated towel rail, ceiling light point and obscure double glazed window to the front.

#### Bedroom Two

Double glazed window to the front aspect, ceiling light point and radiator.

#### Bedroom Three

Double glazed window to the rear aspect , ceiling light point and radiator

#### Bedroom Four

Double glazed window to the rear aspect, ceiling light point and radiator.

#### Bathroom

Recently fitted contemporary suite comprising panelled bath with Triton shower over, basin inset to vanity unit, low level WC, extractor fan, chrome heated towel rail , ceiling light point, tiled splashbacks and obscure double glazed window to the rear aspect.

#### Front Of Property

Block paved driveway providing ample parking with access to the garage and the remaining area being laid to lawn.

#### Rear Of Property

Extensive initial patio area with an additional decked seating area to the corner. The remaining area is laid to lawn with a selection of raised timber borders. Selection of tress and shrubs and enclosed by timber and panel fencing. Gated side access.

#### Tenure Freehold

We understand subject to legal verification 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.

#### 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.

#### 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.

#### COUNCIL TAX WORCESTER

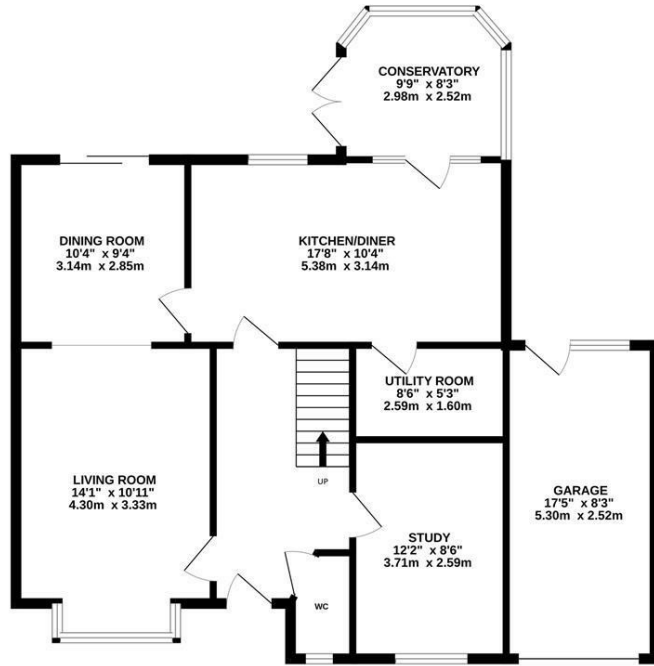
We understand the council tax band presently to be : E

Worcester Council

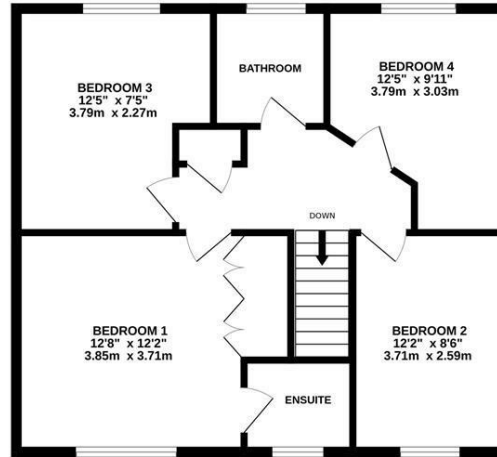
<https://www.worcester.gov.uk/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

GROUND FLOOR  
935 sq.ft. (86.8 sq.m.) approx.

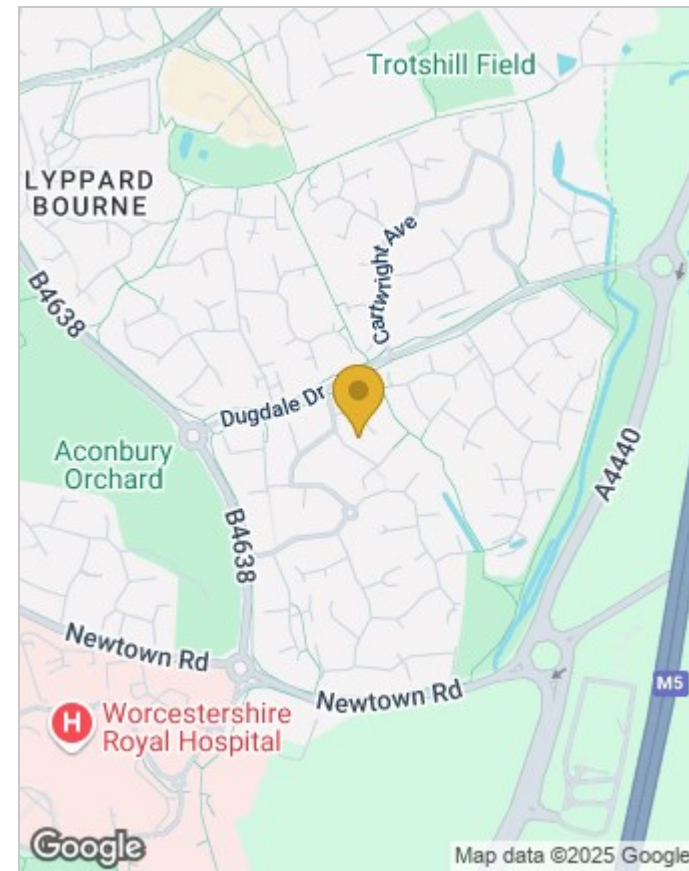


1ST FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 1604 sq.ft. (149.0 sq.m.) approx.

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 | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) A                                  |         | 84        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         | 72        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| 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.