



19 Kingsbury Road, Worcester, WR2 4JH

Asking Price £300,000



PLJ Worcester are pleased to bring to the market situated on Kingsbury Road to the West of Worcester City centre, this extended three-bedroom semi-detached house offers a wonderful opportunity for families seeking a spacious and comfortable home. The property is situated in a popular residential area, known for its friendly community and close proximity to reputable schools, making it an ideal choice for families with children.

In need of some modernisation the accommodation comprises of generous living room and spacious kitchen diner providing ample space for relaxation and entertaining. Additionally downstairs is a well appointed shower room. Upstairs the well-proportioned bedrooms ensure that everyone has their own private space, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this property is its larger than average plot, which not only enhances the overall appeal but also offers plenty of outdoor space for gardening, play, or simply enjoying the fresh air. The double garage provides secure storage or parking, a rare find in residential properties, ensuring that you will never be short of space for your cars or additional storage.

With its generous living spaces and excellent location, this property is sure to attract interest. Do not miss the chance to make this delightful house your new home.

Hall

Obscure double glazed entry door. Ceiling light point. Radiator. Storage cupboard.

Living room

Double glazed bay window to the front aspect. Two radiators. Two ceiling light points. Doors to kitchen and dining room. Under stairs storage cupboard.

Kitchen/Dining room

Two double glazed windows to side aspect. Double glazed sliding doors to the rear garden. Ceiling light point. Radiator. Matching wall and base units with work surface on top. Integrated cooker and hob with extractor over. Space for fridge freezer. Space and plumbing for washing machine.

Outer hall

Ceiling light point. Storage cupboard. Obscure double glazed door to rear garden.

Shower Room

Obscure double glazed window to rear aspect. Spot lights. Heated towel rail. Radiator. Double shower cubicle with mains fed shower. Wash hand basin atop vanity unit and low level WC.

Landing

Double glazed window to the side aspect. Ceiling light point. Electric heater.

Bedroom One

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

Bedroom Two

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

Bedroom Three

Double glazed window to the front aspect. Ceiling light point. Radiator. Loft access.





Bathroom

Obscure double glazed window to rear aspect. Ceiling light point. Radiator. Panelled bath. Pedestal wash hand basin and low level WC. Tiled splash back.

Rear Garden

Private rear garden. Mainly laid to lawn with patio seating area.

Garage

Light and power.

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.

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

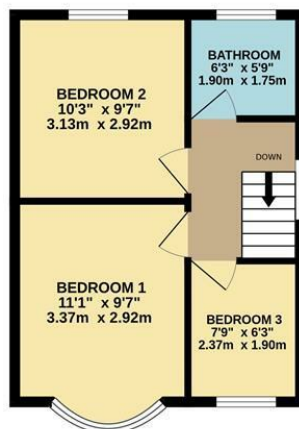
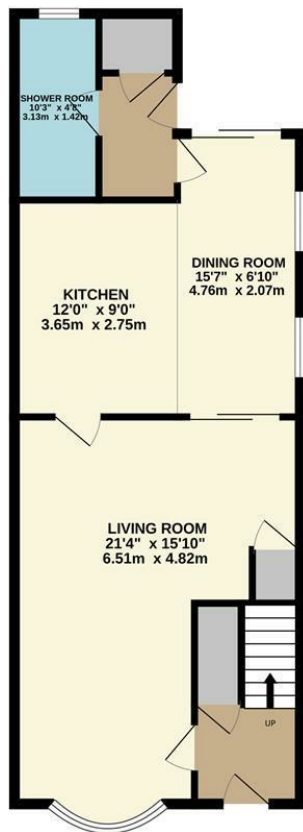
Parking for the property is via the driveway and has a double garage.

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>



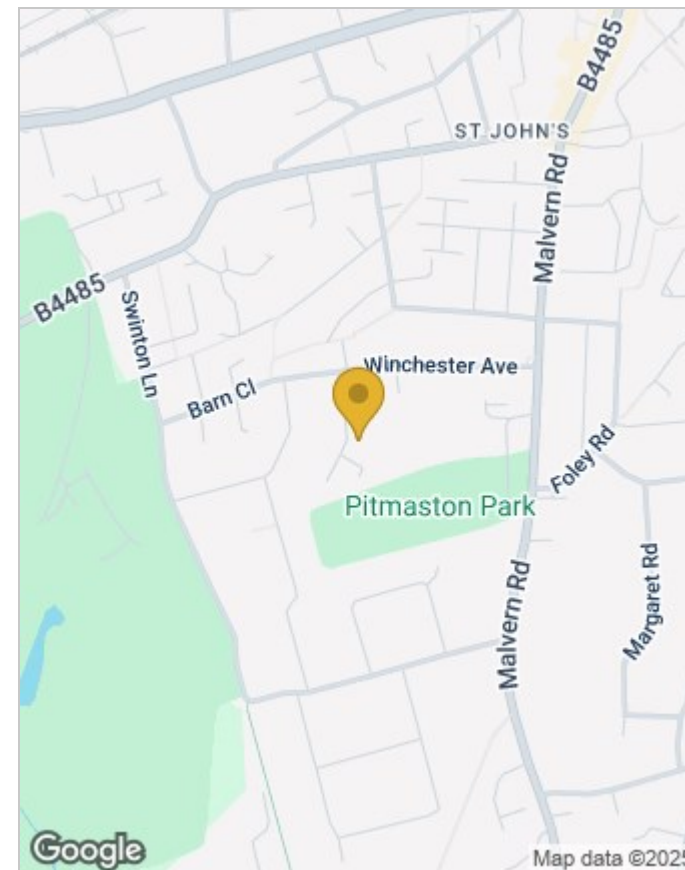


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
(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		EU Directive 2002/91/EC
	57	81

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