



6 St. James Close, Worcester, WR5 2QF  
Offers Over £300,000



PLJ Worcestershire are delighted to bring to the market this very well presented three-bedroom home situated in the highly popular village of Littleworth, conveniently positioned between Worcester and Pershore and a short drive from both.

The ground floor offers a warm and welcoming lounge featuring a lovely log burner for those chilly winter days and bi-fold doors that open into a bright conservatory with French doors leading out to the South-facing rear garden. The beautifully presented modern kitchen/diner is an ideal space for socialising or family meals and provides ample space with a range of integrated appliances plus a useful breakfast bar. Additionally downstairs is a cloakroom and very useful storage cupboard.

Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom.

Outside, the South-facing garden features a patio area perfect for entertaining, a pond, and an extensive lawn, all enclosed by panelled fencing. To the front, the property further benefits from driveway parking for up to three vehicles.

Littleworth is a popular village offering a range of local amenities including a primary school, village hall with playing fields, children's play area, and a public house. The village is located approximately fifteen minutes from the city of Worcester and benefits from excellent transport links, including Worcestershire Parkway Railway Station and easy access to the M5 motorway.

EPC: D Council Tax Band: B Tenure: Freehold

#### **Hall**

Obscure double glazed entrance door. Ceiling spotlight. Stairs rising to first floor. Door to:

#### **Living Room**

Double glazed window to front aspect. Feature fireplace with log burner. Ceiling light point and wall lights. Bi-folding doors to:

#### **Conservatory**

Double glazed French doors to garden and double glazed windows and door. Wall lights. Radiator.

#### **Kitchen/Diner**

Double glazed window to front aspect and double glazed window to rear. Obscure double glazed door to front. Kitchen fitted with a range of modern base units with work surface over. One and a half bowl sink and drainer. Integrated fridge freezer, double oven and hob with extractor over. Space and plumbing for washing machine. Storage cupboard. Breakfast bar. Radiator and ceiling light point. Ceiling spotlights.

#### **Rear Hallway**

Door to conservatory. Storage cupboard housing Combi boiler. Two ceiling light points.

#### **WC**

Obscure double glazed window to rear aspect. Wash hand basin and low level WC. Tiled flooring.

#### **First Floor Landing**

Double glazed window to rear aspect. Loft access (boarded with ladder) and ceiling light point.

#### **Bedroom One**

Double glazed window to front aspect. Radiator and ceiling light point.

#### **Bedroom Two**

Double glazed window to front aspect. Radiator and ceiling light point.

#### **Bedroom Three**

Double glazed window to rear aspect. Ceiling light point and radiator.

#### **Bathroom**

Obscure double glazed window to rear aspect. Panelled bath with electric shower, pedestal wash hand basin and low level WC. Heated towel rail. Tiled walls and flooring.





#### Outside

Secure rear garden with timber panel fencing. Mainly laid to lawn with patio seating area at either end and path leading up the garden. Feature pond bordered with plants.

#### Parking

Parking for the property is via the driveway to the front

#### Tenure

We understand that the property is offered for sale Freehold.

#### Services

Mains electricity, 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 Wychavon

We understand the council tax band presently to be : B

#### Council Tax Band :

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

Wychavon District Council

<https://www.wychavon.gov.uk/benefits-and-council-tax/council-tax>

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

#### 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>

#### Broadband

We understand currently full fibre broadband is being built in this area in the next year.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

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

#### 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>

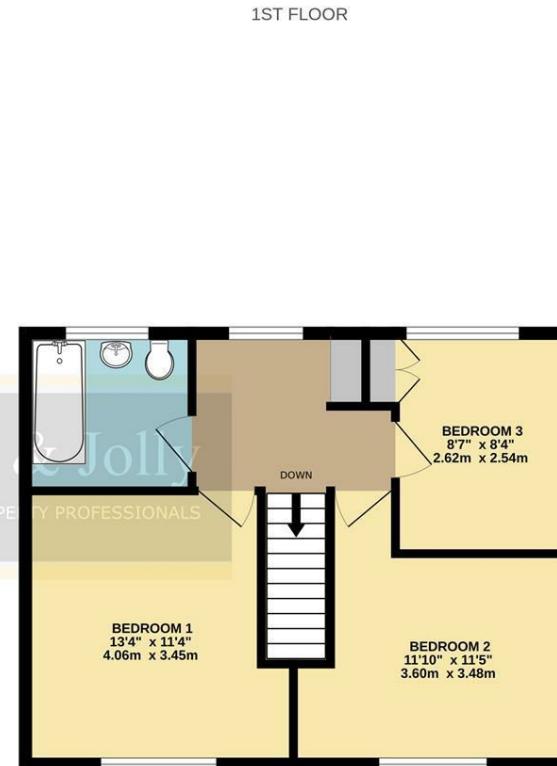
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

#### 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.

#### 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.



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 plus) A			84
(81-91) B			56
(70-80) C			
(55-64) 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 firms employment has the authority to make or give any representation or warranty in respect of the property.