Philip Laney & Jolly

Landor Upper Wick Lane, Worcester, WR2 5SU

Guide Price £415,000

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 Worcester welcome Landor to the market. Nestled in the sought after village of Rushwick on the outskirts of Worcester, this spacious four bedroom detached family home offers versatile accommodation and an excellent opportunity for buyers seeking a comfortable and well proportioned residence.

The property is entered via a welcoming entrance hall which leads through to a generous living room, providing an ideal space for relaxation and family gatherings. The dining area flows seamlessly into the kitchen diner, creating a sociable environment perfect for entertaining and everyday family life.

Further enhancing the practicality of the home is a useful utility room, together with a downstairs shower room. A bright conservatory overlooks the rear garden and provides an enjoyable space to relax throughout the year.

To the first floor are four well proportioned bedrooms, offering ample accommodation for growing families or visiting guests. A family bathroom serves the bedrooms plus a separate WC completes the upstairs layout.

Externally, the property benefits from ample off road parking and a garage. The private rear garden is beautifully maintained and provides a peaceful setting for outdoor entertaining, gardening, or simply enjoying the surroundings.

Offered to the market with no onward chain, this delightful home is ready for its next owners to move in and make it their own. Combining a desirable village location with generous living space, Landor represents an excellent opportunity for families looking to establish themselves within a welcoming community. Early viewing is highly recommended.

EPC: C Council Tax Band: E Tenure: Freehold

Entrance Porch
Obscure double glazed doors and windows. Ceiling light point. Single glazed door and glazed panels opening to:

Entrance Hall
Stairs to first floor. Ceiling light point. Radiator.

Living Room
Double glazed window to front aspect. Radiator. Brick fireplace with surround and tiled head. Ceiling light point. Sliding wooden doors to:

Dining Room
Radiator. Ceiling light point. Sliding patio doors to the conservatory.

Conservatory
Part brick with power. Tiled floor overlooking the rear garden. Ceiling fan light.

Kitchen Diner
Double glazed window to the rear aspect. Range of wall and base units with worksurface on top. One and a half bowl sink and drainer. Vinyl flooring. Built in oven and microwave. Space for fridge. Integrated hob. Tiled splashbacks. Radiator.

Downstairs Shower Room
Obscure double glazed window to side aspect. Shower cubicle. Low level WC. wash hand basin. Ceiling light point. Shaver light point.

Utility Room
Double glazed window to side aspect. Wall and base units with space and plumbing for washing machine. Space for tumble dryer and fridge. Double glazed door to rear. Built in pantry and storage cupboard.

Landing
Double glazed window to the front aspect. Ceiling light point. Doors to all rooms. Loft access.

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

Bedroom Two
Double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom Three
Double glazed window to front aspect. Ceiling light point. Radiator.

Bedroom Four
Double glazed window to rear aspect. Radiator. Ceiling light point.

Bathroom
Obscure double glazed window to rear aspect. Panelled bath. Shower cubicle. Wash hand basin inset to vanity unit. Tiled walls. Shaver point light. Radiator.

W C
Obscure double glazed window to side aspect. Low level WC. Ceiling light point. Wash hand basin.

Rear Garden
Patio seating area. Raised borders. Laid to lawn and enclosed by timber panel fencing. Gated side access. Outside tap.

Front of property
Block paved driveway for several cars. Laid to lawn with brick walls and timber fencing. Gated access to garden.

Garage
Double glazed window to the side aspect. Up and over door. Power and lighting.

COUNCIL TAX MHDC
We understand the council tax band presently to be : E
Malvern Hills District Council
https://www.tax.service.gov.uk/check-council-tax-band
(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.

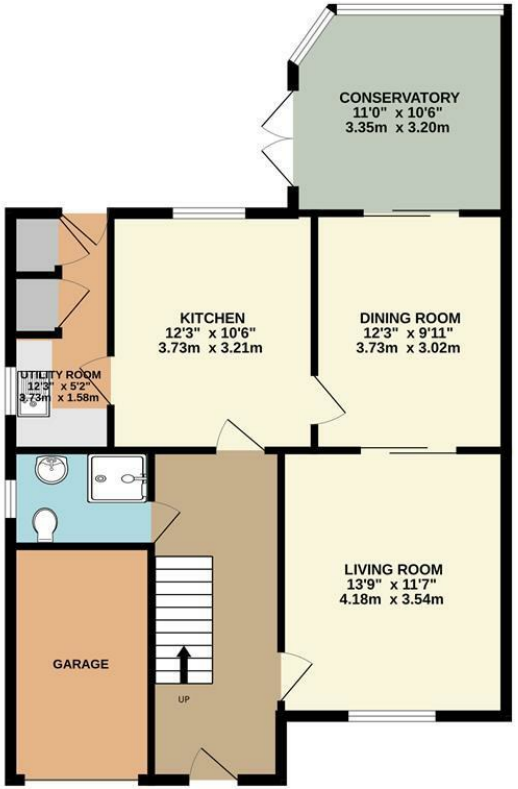
You can check and confirm the type of Broadband availability using the Openreach fibre checker:

https://www.openreach.com/fibre-checker

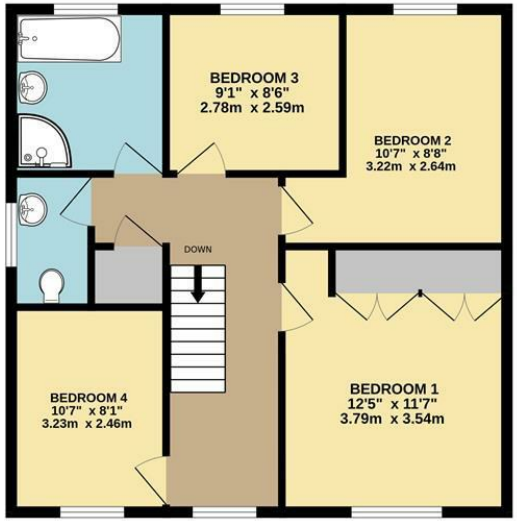
Parking
Parking for the property is the driveway to the front of the property with access to the garage.

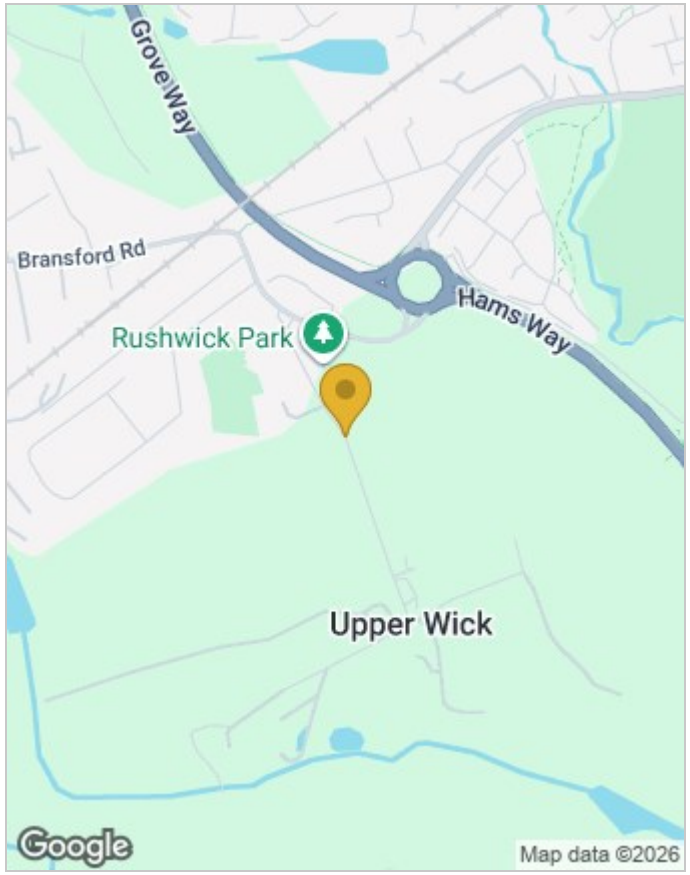
Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

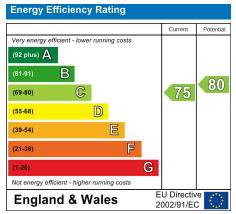
GROUND FLOOR



1ST FLOOR







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

30 College Street, Worcester, Worcestershire, WR1 2LS
Tel: 01905 26664 | Email: office@pljworcester.co.uk
https://www.pljworcester.co.uk/