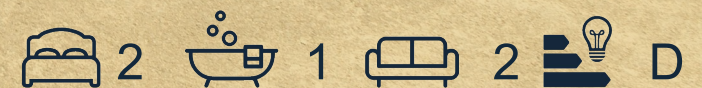


Philip Laney & Jolly



83 Sebright Avenue, Worcester, WR5 2HJ
Asking Price £350,000



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

PLJ Worcester are excited to present this bright and airy two/three-bedroom detached bungalow, situated in the sought-after area of Battenhall, just south of Worcester City Centre. Within walking distance to a variety of local amenities, including shops, cafes, bars, and restaurants, this property offers both convenience and comfort.

The accommodation includes a welcoming entrance hall, a well-appointed kitchen, a well proportioned dining room (which could be used as a third bedroom), and a comfortable living room with French doors that open onto the rear garden. There are two generously sized double bedrooms, a separate WC, and a modern bathroom featuring a panelled bath with an electric shower and a wash basin atop a stylish vanity unit.

Outside, the property boasts a large rear garden, mostly laid to lawn with a lovely patio seating area – perfect for outdoor relaxation. Additional benefits include a long tandem garage, ample off-road parking to the front, gas central heating, and double glazing throughout.

A viewing is highly recommended to appreciate this bungalow in a highly desirable area.

Entrance Hall

UPVC obscure double glazed front door with obscure double glazed side panels. Storage cupboard. Two ceiling light points. Loft access.

Kitchen

Double glazed window to front aspect. Range of wall and base units with work surface. Stainless steel sink and drainer. Storage cupboards with one housing space and plumbing for a washing machine. Airing cupboard. Ceiling light point. Door to garage and door to dining room.

Dining room/Bedroom three

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

Living room

Double glazed French doors to the rear garden. Fireplace with gas fire. Two radiators. Ceiling light point.

Bedroom One

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

Bedroom Two

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

WC

Obscure double glazed window to side aspect. Low level toilet. Radiator. Ceiling light point.

Bathroom

Obscure double glazed window to the side aspect. Panelled bath with electric shower, wash hand basin atop vanity unit. Heated towel rail. Tiled splashbacks. Ceiling light point.

Garage

Double doors opening to the front and side door into the rear garden. Double glazed window to rear aspect. Light and power.

Rear Garden

Generous and private garden laid mainly to lawn with planted borders and patio seating area.





Council Tax Worcester

We understand the council tax band presently to be : D
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.

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.

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

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 to the front.

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>

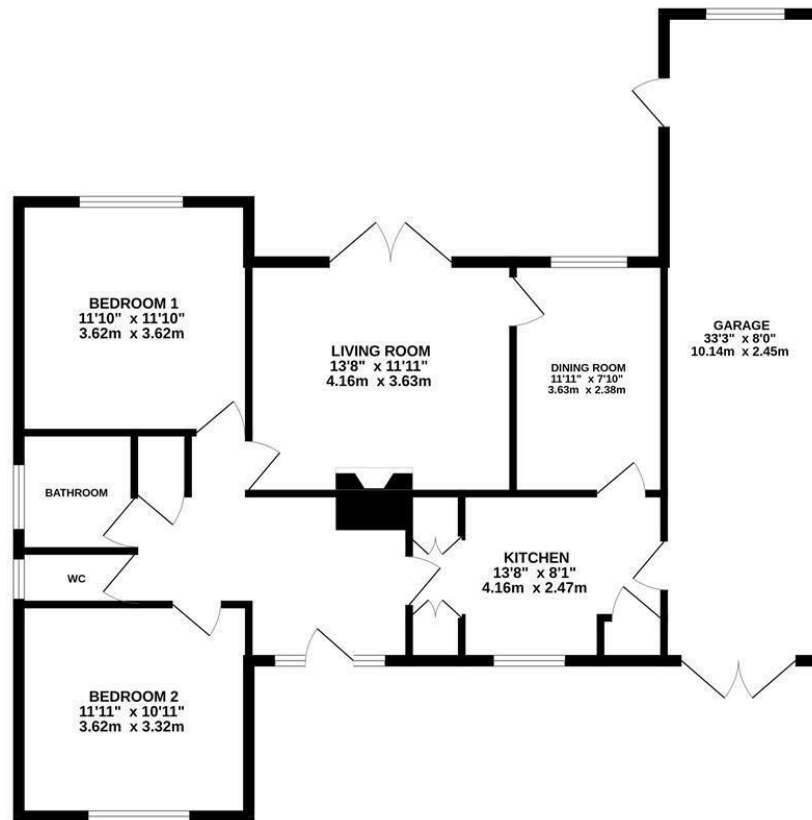
EE-Variable in-home, good outdoor
O2-Good (outdoor only)
Three-Variable in-home, good outdoor
Vodafone- Variable in-home, good outdoor

What Three Words

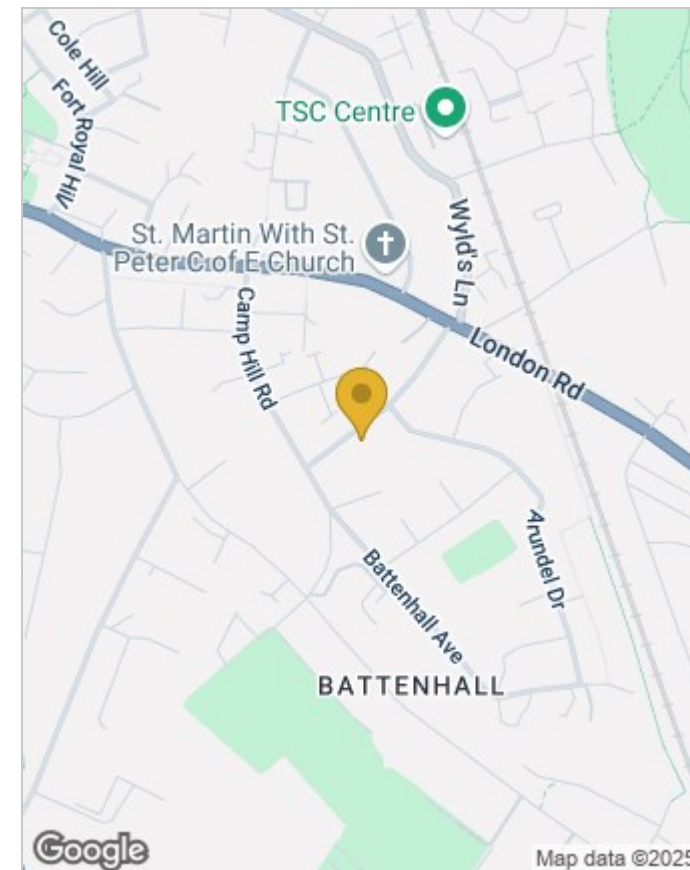
Jacket Spend Keep



GROUND 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(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.

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<https://www.pljworcester.co.uk/>