

Philip Laney & Jolly



Lyttleton Croft Malvern Road, Worcester, WR2 4BS
Guide Price £430,000



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

Philip Laney & Jolly Worcester welcome to the market Lyttleton Croft. This charming three-bedroom detached bungalow offers a delightful blend of comfort and potential. This bungalow presents an excellent opportunity for those looking to make their mark, with scope for improvements and potential extensions, subject to local planning approval and building regulations. The property offers two spacious reception rooms, including a welcoming living room and a separate dining room. The conservatory provides a lovely space to enjoy the garden views throughout the seasons, while the kitchen breakfast room is ideal for casual dining.

Set on a private access road, the property enjoys private gardens that offer a peaceful retreat from the hustle and bustle of daily life. The double garage adds convenience and ample storage, making it a practical choice for families or those with hobbies requiring extra space.

Whether you are a first-time buyer, a family seeking a serene environment, or someone looking to downsize, this property is sure to meet your needs. With no onward chain, you can move in and start enjoying your new home without delay. Don't miss the chance to make this delightful bungalow your own.

EPC: D Council Tax Band: F Tenure: Freehold

Entrance Porch

Wooden front door. Obscure double glazed floor to ceiling windows to front aspect and single glazed door with side panels to the hallway Parquet flooring. Ceiling light point.

Inner Hallway

Built-in storage cupboard and airing cupboard housing water tank. Space for coats etc Parquet flooring. Ceiling light point and radiator. Access to loft and doors to all rooms.

Living Room

Double glazed window to side aspect and double glazed bay window to the rear. Radiator and two ceiling light points. Brick fireplace with chimney, hearth and electric fire inset. Double doors to:

Dining Room

Single glazed window to rear aspect and double glazed sliding patio doors open to the conservatory. Radiator and ceiling light point.

Conservatory

Double glazed panels to all sides and sliding doors opening out to the garden. Ceiling light point.

Kitchen

Double glazed window to rear aspect. Fitted with a range of wooden wall and base units with worksurface over. Space for fridge freezer, 4 ring electric hob and 'Hotpoint' oven with 'Hotpoint' extractor hood over. Double sink. Tiled splashbacks. Space and plumbing for washing machine.

Shower Room

Obscure double glazed window to front aspect. Walk-in double width shower cubicle with power shower and wash hand basin inset into vanity unit. Tiled walls. White heated towel rail. Extractor fan and three ceiling spotlights.

WC

Obscure double glazed window to front aspect. Wash hand basin and low level WC. Radiator and ceiling light point

Bedroom One

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

Bedroom Two

Double glazed window to front aspect. Built-in wardrobe. Radiator and ceiling light point.





Bedroom Three

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

Double Garage

Up and over door. Obscure double glazed window to side aspect. Obscure single glazed door to rear aspect with side panel. Double up and over door. Built-in base units and storage cupboard. Basin and access to roof storage.

Garden - Front & Side

Path leads to the side and front of the property, with outside tap to the front. Mainly laid to lawn with stocked borders. Outside light. Garden to the side laid to lawn path to side. Enclosed by timber panel fencing. Gated access to the front parking area. Storage sheds housing oil tank.

Garden - Rear

Rear garden planted with a variety of borders and fruit trees. Outside tap. Hardstanding area to the side. Garden pond.

Council Tax Worcester

We understand the council tax band presently to be : F

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).

Services

Mains electricity, oil, 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.

Parking

Parking for the property is to the front with two parking spaces and access to the double garage. There is also an additional parking area for car or caravan to the side.

Tenure - Freehold

We understand that the property is offered for sale Freehold.

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.

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>

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>

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

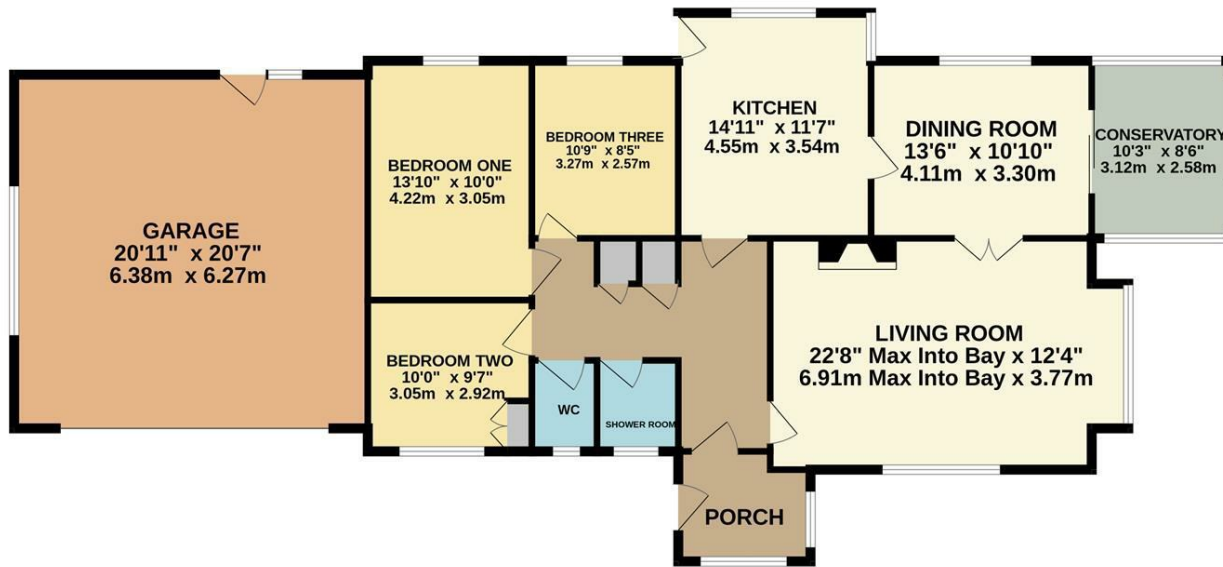
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, 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

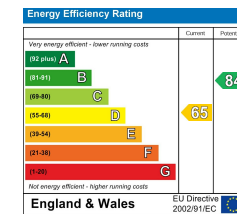
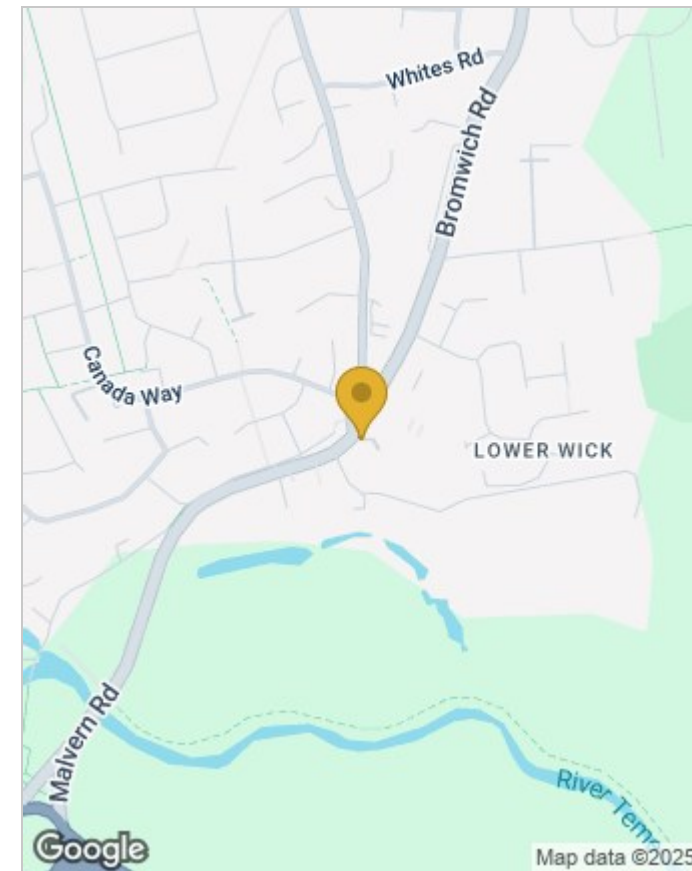
Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.



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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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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