Philip Laney & Jolly

19 Brecon Avenue, Worcester, WR4 0RJ

Guide Price £460,000

5 2 2 C

Philip Laney & Jolly Worcester welcome to the market this impressive five-bedroom detached family home located on Brecon Avenue with no passing traffic in the popular residential area of Warndon Villages. This property is offered with no onward chain, making it an ideal choice for those looking to move in faster than would otherwise be possible.

As you enter, you are greeted by two spacious reception rooms, perfect for both relaxation and entertaining. The living room provides a warm and inviting atmosphere, while the dining room offers an excellent space for family meals and gatherings. The well-appointed kitchen is complemented by a utility room, ensuring that all your household needs are met with ease.

This home enjoys five generously sized bedrooms, with the main bedroom featuring an en-suite bathroom for added convenience and privacy. The shower in the en-suite is fed by a combination boiler which provides good water pressure.

Outside, you will find a well maintained south facing rear garden, ideal for enjoying the outdoors, whether it be for gardening, play, or simply unwinding after a long day. The property also benefits from off-road parking and a garage, providing ample space for vehicles and storage.

With double glazing and gas central heating throughout, this home ensures comfort and efficiency all year round. Situated in a popular residential location, you will find yourself within easy reach of local amenities, schools, and parks, making it a perfect setting for family life.

This detached house on Brecon Avenue is a wonderful opportunity for those seeking a spacious and well equipped family home in Worcester. Do not miss the chance to make it your own.

EPC: C Council Tax Band: E Tenure: Freehold

Ground Floor

Entrance Hallway
Laminate flooring. Understairs storage cupboard and stairs rising to first floor.

W C
Window to front aspect. Low level WC and wash hand basin. Tiled splash back.

Living Room
Feature bay window to front aspect. Gas fire (disconnected). Two radiators with thermostats. Three wall lights. Laminate flooring. Double doors leading to:

Dining Room
Sliding double glazed doors to garden. Radiator with thermostat valve. Ceiling light point. Laminate flooring, and door to:

Kitchen/Breakfast Room
Double glazed window to rear garden. Kitchen fitted with a range of wall and base units. Tiled splash backs. Built in oven and grill, built in gas hob with stainless steel extractor and built in dishwasher. Tiled flooring. Door to:

Utility
Double glazed window to side aspect. Tall base units. Ideal combi boiler. Space and plumbing for washing machine and tumble dryer. Stainless steel sink and drainer. Tiled flooring. Double glazed composite door to rear garden.

Garage
Single integral garage with up and over door. Lighting and power.

First Floor

Bedroom One
Window to front aspect. Built in wardrobe.

Ensuite
Window so side aspect. Low level WC, shower and wash hand basin.

Bedroom Two
Window to front aspect. Built in storage.

Bedroom Three
Window to rear aspect.

Bedroom Four
Window to rear aspect. Laminate flooring.

Bedroom Five
Window to front aspect.

Bathroom
Window to rear aspect, panelled bath, pedestal wash hand basin and low level WC

Outside
Garden mostly laid to lawn with a patio area, side access, water point, and garden room/shed on the side.

Parking
There is off road parking for 2 cars.

Tenure - Freehold
The property is offered for sale Freehold.

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.

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 Worcester
We understand the council tax band presently to be : E
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).

Broadband
We understand currently Full Fibre Broadband is available to order now at this property.
You can check and confirm the type of Broadband availability using the Openreach fibre checker:
https://www.openreach.com/fibre-checker/my-products

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

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.

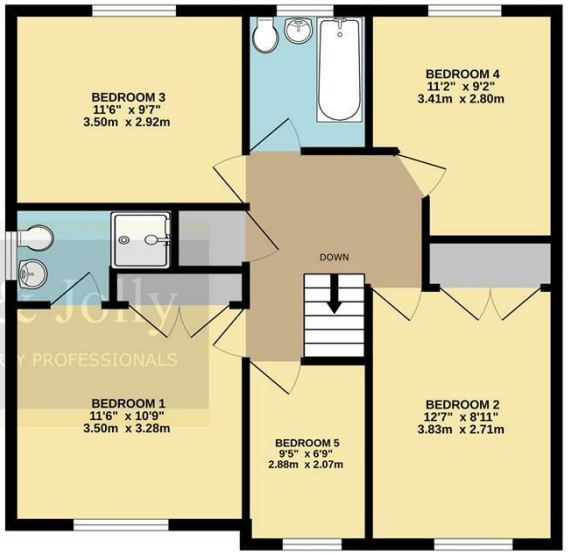
Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
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.

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.

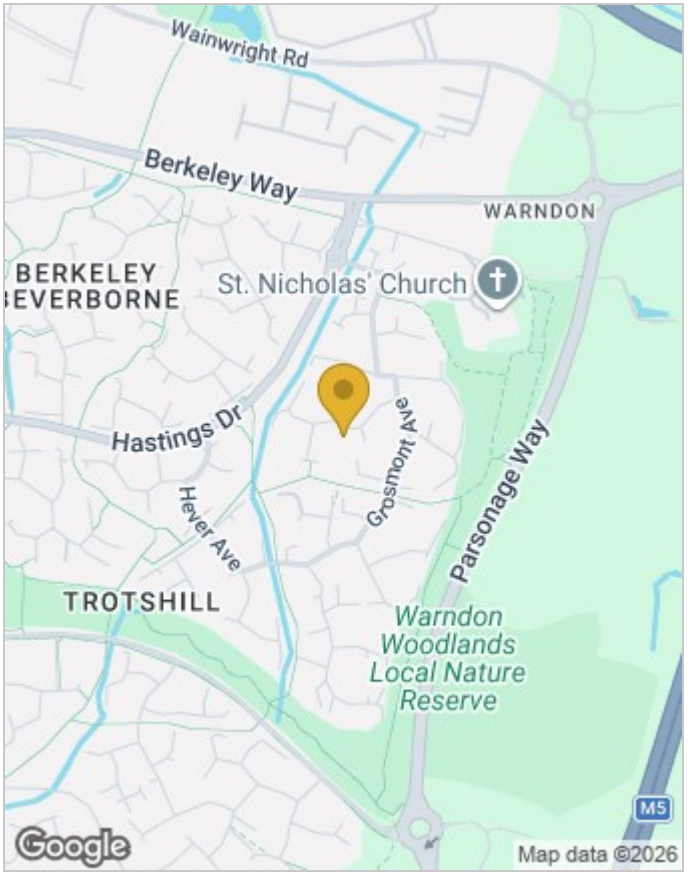
Property to sell?
If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.
Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

GROUND FLOOR

1ST FLOOR



Philip Laney & Jolly
THE PROPERTY PROFESSIONALS



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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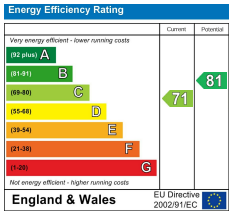

Viewing

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.

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