Philip Laney & Jolly

2 Green Hill Bath Road, Worcester, WR5 2AT

Offers Over £250,000

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

Philip Laney & Jolly are delighted to present this beautifully maintained Grade II Listed semi-detached period property, ideally situated within walking distance of Worcester city centre. Combining period charm with a stylish and well-presented interior, this attractive home offers well proportioned and versatile accommodation arranged over four floors.

The ground floor comprises a welcoming living room featuring a character fireplace with log burner, creating a cosy focal point, together with a well-appointed kitchen. Downstairs the property benefits from a cellar which provides a lot of really useful additional storage along with multiple power sockets.

To the first floor is a double bedroom, along with a superb four-piece family bathroom suite which boasts a fabulous outlook towards Worcester Cathedral. Off the landing the property benefits further from a walk-in wardrobe, providing excellent storage. The main bedroom is positioned on the second floor, offering a peaceful and private retreat.

Outside, the property enjoys a private rear garden, providing an attractive space for seating and entertaining.

An excellent opportunity to acquire a characterful period home within easy reach of the city centre, offering a rare combination of historic features, generous accommodation and a private garden.

EPC: E Council Tax Band: C Tenure: Freehold

Living Room
Entrance door into living room. Sash window to front aspect. Feature brick fireplace with log burner. Radiator and ceiling light point.

Kitchen
Window to rear aspect. Fitted with a range of wall and base units with work surface over. Space for cooker and dishwasher. Belfast sink with mixer tap. Storage cupboard. Quarry tiled floor. Ceiling light point. Door to rear garden and door down to cellar. Stairs rising to first floor.

Cellar
Space and plumbing for washing machine. Wall light and ceiling light point. Multiple power sockets/

First Floor Landing
Walk-in wardrobe. Ceiling light point. Stairs rising to second floor and doors off to:

Bedroom Two
Sash window to front aspect. Radiator and ceiling light point.

Walk-in Wardrobe
Built-in racking. Ceiling light point.

Bathroom
Sash window to rear aspect. Bath, shower cubicle with mains fed shower, wash hand basin and low level WC. Tiled splashbacks and flooring. Ceiling light point and extractor fan. Radiator.

Second Floor

Bedroom One
Ceiling window to front aspect and window to side aspect. Eaves storage. Radiator and ceiling light point.

Rear Garden
Low maintenance rear garden with patio seating area and stones. Gated side access.

Parking
Parking for the property is on street parking with no permit required.

Tenure Freehold
We understand that 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.

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.

COUNCIL TAX WORCESTER
We understand the council tax band presently to be : C
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

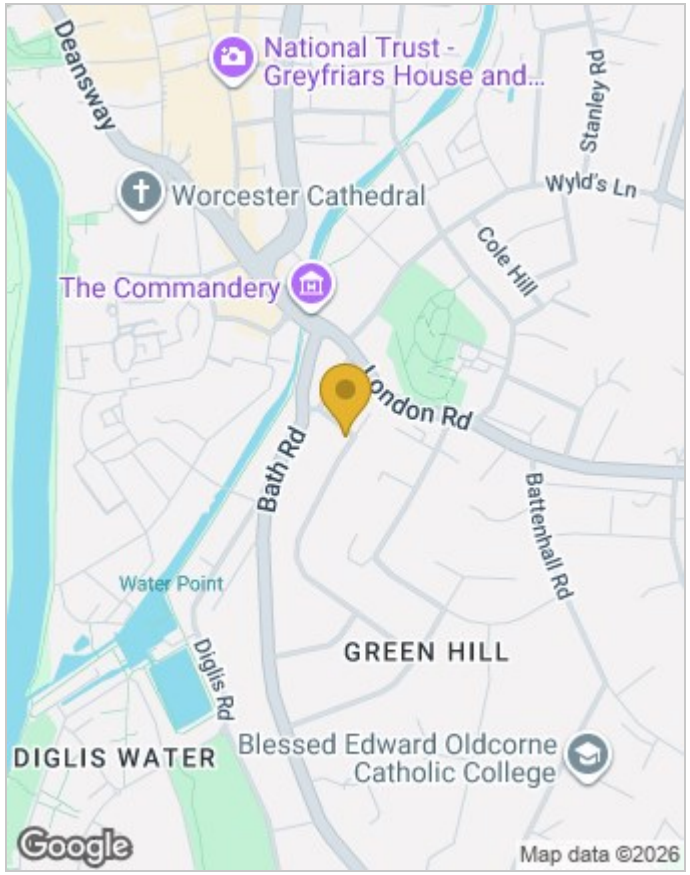
Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

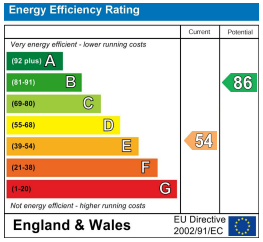
https://checker.ofcom.org.uk/en-gb/mobile-coverage

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 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.





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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