

Philip Laney & Jolly



57 St. Dunstons Crescent, Worcester, WR5 2AF
£385,000

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Philip Laney & Jolly Worcester are delighted to welcome to the market this characterful property, beautifully positioned within the ever popular area of Battenhall.

Rich in charm and individuality, this wonderful home offers an abundance of period features throughout, combined with a comfortable and practical layout that makes it an inviting place to call home. Lovingly restored and thoughtfully maintained by the current owners, the property provides a rare opportunity to acquire a characterful residence with a warm and welcoming atmosphere.

Upon entering, you are greeted by a stunning entrance hall which immediately sets the tone for the rest of the property, showcasing the character and period appeal that runs throughout the home. The ground floor offers two well proportioned reception rooms, providing excellent flexibility for both family living and entertaining. Each room offers its own sense of character and could be used as a comfortable sitting room, dining room, study or additional living space depending on individual requirements.

The kitchen provides a practical and appealing space for everyday living, with a separate utility area adding valuable convenience and keeping household functions neatly tucked away. A cloakroom completes the ground floor accommodation.

To the first floor, the property offers three bedrooms, providing comfortable accommodation for a family, couple or those looking for additional space for guests or working from home. The family bathroom is also situated on this floor and serves the bedrooms well.

Outside, the property benefits from a private and low maintenance rear garden, providing a pleasant and secluded space to relax, entertain or enjoy some fresh air without the extensive upkeep associated with larger gardens.

With its wealth of period features, lovingly restored interiors, versatile accommodation and desirable Battenhall location, this is a property that truly needs to be viewed to be fully appreciated.

EPC: F

Hallway

Ceiling light point. Radiator. Stairs rising to first floor. Doors to:

Living room

Ceiling light point. Radiator. Built-in shelving. Double glazed bay window to front aspect.

Dining room

Ceiling light point. Large radiator. Double glazed French doors, and window above, opening to rear garden. Feature fireplace.

Cellar

Storage space. Light.

Kitchen

Ceiling light point. Matching wall and base units with work surface on top. Tiled splashbacks. Integrated cooker and hob with extractor over. Integrated dishwasher and wine cooler also. One and a half bowl sink and drainer. Radiator. Double glazed windows to side aspect. Under cupboard lighting. Door to the utility room.

Utility room

Ceiling light point. Door to downstairs WC. Radiator. Tiled splashbacks. Space for fridge freezer. Space and plumbing for washing machine and tumble dryer. Base storage units and wall shelving. Window to side aspect. Door to rear garden.

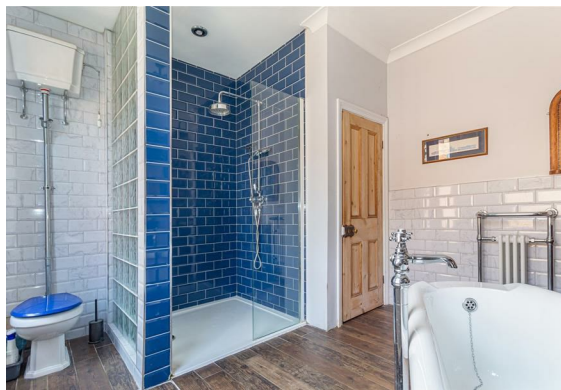
WC

Ceiling light point. Low level WC. Wash hand basin inset to vanity unit. Tiled splashback.

Landing

Ceiling light point. Loft access points. Doors off to:





Bedroom One

Two ceiling light points. Double glazed windows to front aspect. Radiator.

Bedroom Two

Ceiling light point. Windows to rear aspect. Radiator.

Bedroom Three

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

Bathroom

Separate landing with a ceiling light point leading to the bathroom: Ceiling light point and ceiling spotlights. Low level WC. Tiled splashbacks. Obscure double glazed windows to side aspect and double glazed windows above too. Large shower cubicle with mains fed shower. Radiator. Wash hand basin inset to vanity unit. Freestanding bath tub. Heated towel rail.

Rear garden

Two decked seating areas. Laid to Astro turf and partly paved. Gated side access. Border with a range of trees and shrubbery. Garden shed.

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).

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 on street parking.

There is an electric car charging point to the property

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- Good outdoor and in-home

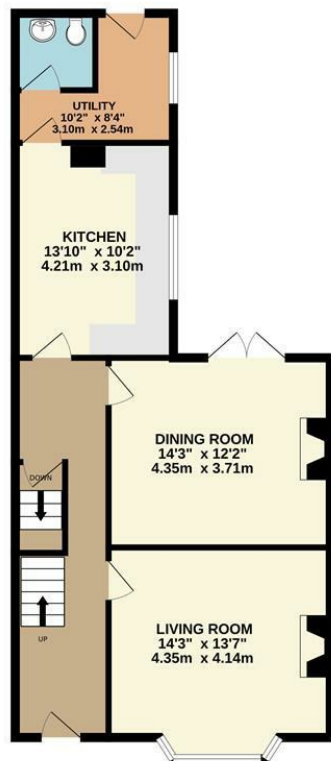
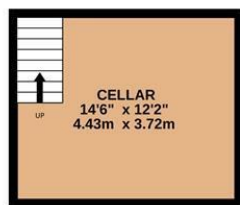
O2- Good outdoor, variable in-home

Three- Good outdoor and in-home

Vodafone- Good outdoor and in-home

What Three Words

Online Expert Study



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	Possible
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.