



17 Quisters, Worcester, WR4 0UT
Guide Price £238,000



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

Philip Laney & Jolly are pleased to present this charming two-bedroom end-terrace house located in the sought-after area of Warndon Villages, to the East side of the City Centre. This property enjoys a good sized living room, perfect for relaxing or entertaining guests as well as an additional reception room off the back currently used as a dining room.

The house features two well-appointed bedrooms, both fitted with built-in wardrobes, offering ample storage space. The bathroom is conveniently located to serve both bedrooms, ensuring practicality and ease of access.

One of the highlights of this property is the garage En bloc, providing secure parking for your vehicle and additional storage space. Situated in a popular residential location, you'll enjoy the convenience of being close to a range of amenities, making daily errands a breeze.

Whether you're a first-time buyer, a small family, or looking for a lucrative investment opportunity, this end-terrace house offers comfort, functionality, and a desirable location. Don't miss the chance to make this lovely property your new home.

Council Tax Band B - Tenure - Freehold - EPC Grade D

Porch

Obscure double glazed sliding doors. Wall light.

Entrance Hall

Ceiling light point. Radiator. Stairs rising to first floor. Understairs storage cupboard.

Kitchen

Double glazed window to front aspect. Wall and base units with work surface on top. Stainless steel sink and drainer. Integrated double cooker and hob with extractor over. Space for fridge freezer and washing machine. Tiled splash backs. Ceiling light point.

Living Room

Double glazed window and sliding doors to Dining room. Fireplace with electric fire inset. Ceiling light point. Radiator.

Dining Room

Double glazed French doors to garden with double glazed windows around. Two double glazed roof windows. Radiator. Spot lights.

Landing

Ceiling light point. Loft hatch. Airing cupboard. Doors off to:

Bedroom One

Double glazed window to rear aspect. Built in wardrobes. Ceiling light point. Radiator.

Bedroom Two

Two double glazed windows to front aspect. Built in wardrobes. Storage cupboard. Ceiling light point. Radiator.

Bathroom

Obscure double glazed window to side aspect. Panelled bath with electric shower over, pedestal wash hand basin and low level WC. Tiled splash backs. Ceiling light point. Radiator.

Garage

Up and over door.





Rear Garden

Secure with timber panel fencing. Low maintenance rear garden two tiered patio with planted borders. Gated rear access to the garage en bloc. Gated side access.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : B

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.

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.

Parking

Parking for the property is via the driveway to the front.

Broadband

We understand currently Ultrafast Full Fibre Broadband (also known as fibre to the premises) 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>

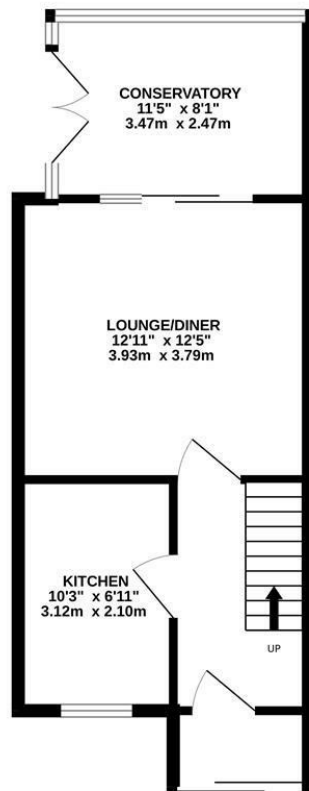
Mobile Coverage

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

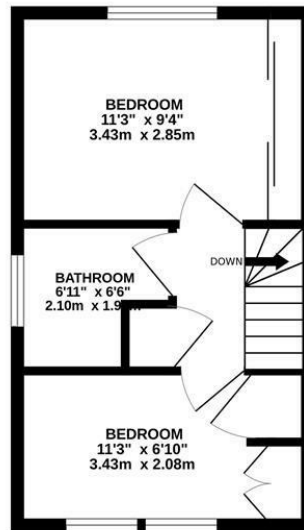
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



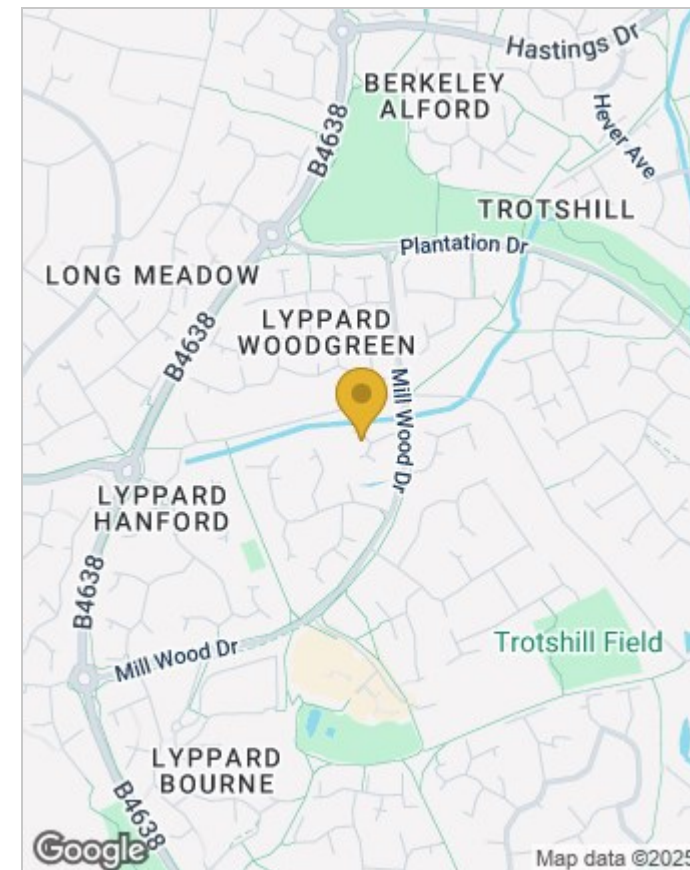
GROUND FLOOR



1ST 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		
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
	Current	Potential
	67	86

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.