



59 Hawkwood Crescent, Worcester, WR2 6BP  
Guide Price £300,000



Philip Laney & Jolly Worcester present to the market with no onward chain this deceptively spacious three bedroom semi detached family home. This extended home is located in the popular area of St Johns in Worcester, combining generous living with practical family space.

Perfectly positioned for families, the property is within easy reach of local shops, pubs, and highly regarded schools, with excellent access to Worcester city centre and surrounding road links.

The accommodation includes an inviting entrance hall leading to a comfortable living room and a separate dining room, ideal for family meals or entertaining. The modern kitchen is complemented by a practical utility room, while a downstairs shower room adds convenience. A large conservatory at the rear enjoys natural light and provides direct access to the impressive garden. Upstairs, three generous bedrooms offer flexible living space for family or guests.

Externally, the property offers significant versatility. A driveway provides parking for two vehicles, leading to a substantial garage measuring approximately 29ft – perfect as a workshop, complete with an inspection pit and RSJ rolling crane above. The rear garden stretches to approximately 200ft, featuring two patio areas, lawn, mature shrubbery, and backing onto Laugherne Brook, offering both space and privacy. A practical outdoor storage cupboard beneath the conservatory provides ideal space for garden furniture and tools.

Additional benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency. With its combination of space, style, and location, this property represents a rare opportunity to secure a generous size family home.

EPC: D Council Tax Band: C Tenure: Freehold

**Ground Floor**

**Hallway**

Obscure double glazed door and window side aspect. Radiator and ceiling light point. Stairs rising to first floor.

**Living Room**

Double glazed bow window to the front aspect. Fireplace with wooden surround and hearth. Radiator and ceiling light point.

**Shower Room**

Obscure double glazed window to side aspect. Walk-in shower cubicle, low level WC and basin inset to vanity unit. Wall mounted towel rail. Fully tiled walls and floor. Ceiling light point.

**Dining Area**

Two understairs storage cupboards plus larder cupboard Radiator and ceiling light point. Opening to:

**Kitchen**

Kitchen fitted with a range of base units with 4 ring gas hob and oven. One and a half sink and drainer. Breakfast bar. Ceiling strip light. Tiled flooring and splashbacks.

**Utility Room**

Space and plumbing for washing machine with worksurface over. Radiator and ceiling strip light. Double glazed door to garage.

**Conservatory**

Double glazed door and window with elevated views of the generous rear garden.

**First Floor Landing**

Loft access. Ceiling light point and doors off to all first floor rooms.

**Bedroom 1**

Double glazed window to front aspect. Ceiling light point and radiator.

**Bedroom 2**

Double glazed window to rear and side aspects. Ceiling light point and radiator.

**Bedroom 3**

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





### Outside - Front

Driveway providing off road parking for two cars.

### Outside - Rear

Extensive garden with Initial patio area. Steps down to lawned area with mature borders and enclosed timber fencing. Outdoor storage cupboard located under the conservatory ideal for storage.

### Garage

Initial car part area leads to the garage with double wooden double doors. The area makes an ideal workshop benefiting from an inspection pit and RSJ rolling crane above, 'Worcester' wall mounted combination boiler.

### 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.

### 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 : 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 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>

### 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.

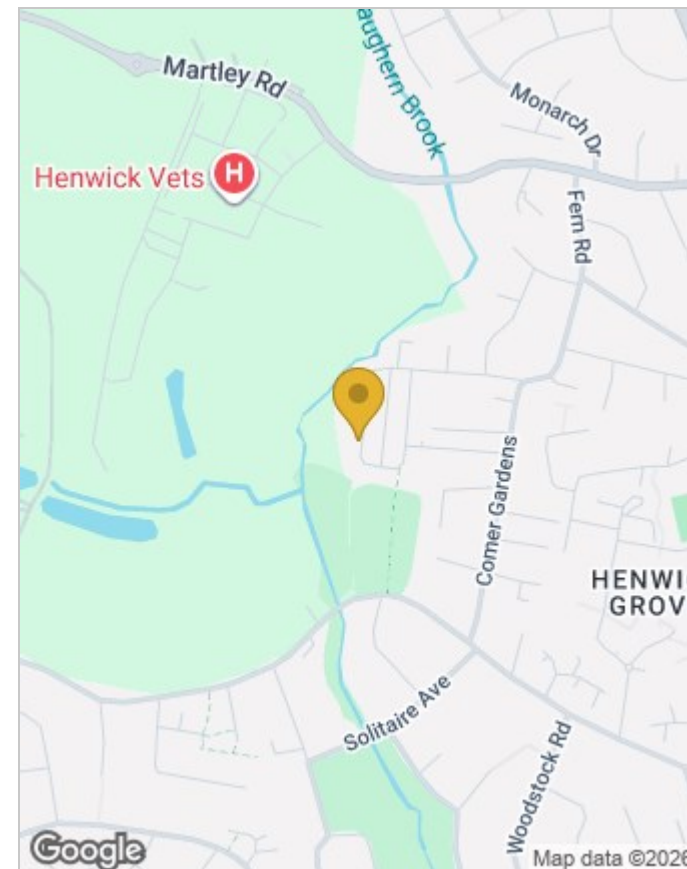
### Property to sell?

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.



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 misstatement. 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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 88                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 63      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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.