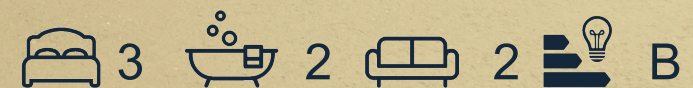




2 Blueshot Drive, Worcester, WR6 6DF
Guide Price £380,000



Philip Laney & Jolly Worcestershire welcome to the market 2 Blueshot Drive. Located in the charming village of Clifton-On-Teme, this well presented detached family home offers a delightful blend of comfort and convenience. With two spacious reception rooms, this property is perfect for both relaxation and entertaining. The heart of the home is the inviting kitchen/diner, which provides an ideal space for family meals and gatherings.

This residence enjoys three well proportioned bedrooms, including a main bedroom complete with an ensuite bathroom, ensuring privacy and comfort for the whole family. Additionally, there is a family bathroom that serves the other two bedrooms.

The property is set within a generous plot, featuring a well-maintained rear garden that offers ample space for outdoor activities and relaxation. A detached garage provides extra storage or potential for a workshop, while parking to the front adds to the convenience of this lovely home.

Situated in an enviable village location, this property is not only a peaceful retreat but also benefits from the amenities and community spirit that Clifton-On-Teme has to offer. This is a wonderful opportunity for families seeking a spacious and well equipped home in a picturesque setting.

Entrance

Composite double glazed front door.

Hall

Radiator. Ceiling light point. Door to: stairs to the first floor.

WC

Obscure double glazed window to the front. WC. Radiator. Wall mounted wash hand basin. Ceiling light point.

Utility

Double glazed window to rear aspect. Ceiling light point. Ecodan air source heat pump and space for tumble dryer.

Kitchen/Diner

Double glazed window to front aspect. Range of wall and base units. Integrated dishwasher. Space and plumbing for washing machine. Four ring Zanussi hob and oven with chrome hood over. Integrated fridge and freezer. Laminate flooring. Radiator. Patio floor to rear garden. Six ceiling spot lights and a ceiling light point.

Living room

Double glazed window to front aspect. Two ceiling light points to the side. Patio doors to the rear. Radiator. Two ceiling light points.

Landing

Double glazed window to rear aspect. Loft access. Ceiling light point. Built in storage cupboard.

Bedroom One

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

En-suite

Obscure double glazed window to the front. Radiator. WC. Wash hand basin. Ceiling light point. Shower cubicle and extractor fan.

Bedroom Two

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

Bedroom Three

Double glazed window to front aspect. Radiator. Ceiling light point. Built in wardrobe.

Bathroom

Obscure double glazed window to the rear aspect. Panelled bath. Shower attachment with glazed screen. WC. Heated towel rail. Tiled walls. Three ceiling light points. Extractor fan.





Rear Garden

Initial patio area. Secured by brick wall and timber panel fencing. Borders. Lawned garden. Outside light. Wooden shed. Gated access to the front.

Detached Garage

Up and over door. Power and lighting.

Front of property

Block paved parking area with access to the detached garage. Gravelled area with laurel hedging. Path to the front door.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : D

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, 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 to the front with private drive and access to the detached garage.

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 only)

O2- Good in-home and outdoor

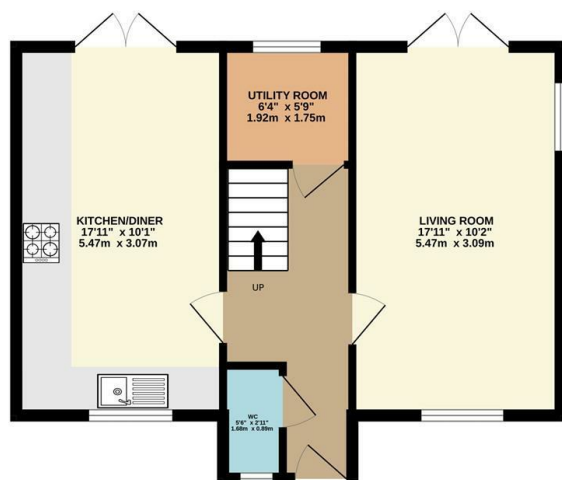
Three- Variable (outdoor only)

Vodafone- Variable in-home, good outdoor

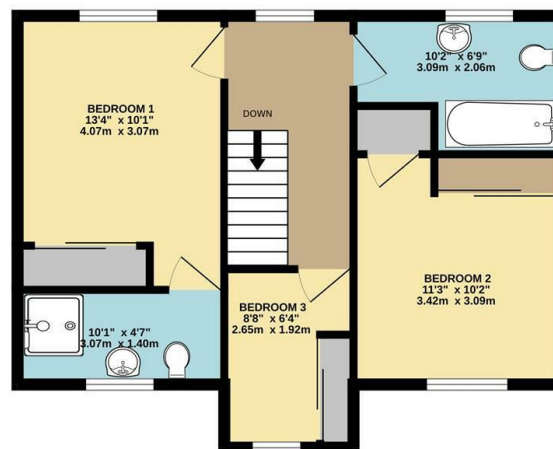
What Three Words

Slogans Absorbing Compiler

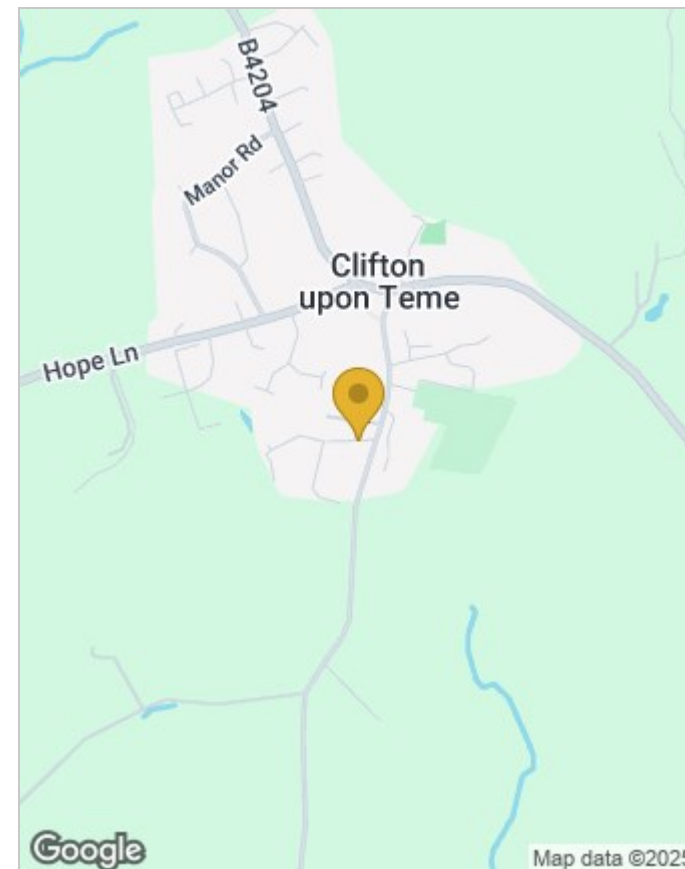
GROUND FLOOR



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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	83	
(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.