

Philip Laney & Jolly

126 Christine Avenue, Worcester, WR2 5SR

Guide Price £340,000

3 1 2 D

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

Philip Laney & Jolly Worcester welcome to the market this substantial three bedroom detached family home, occupying a generous corner plot in the popular village of Rushwick, Worcester.

The property offers a good amount of accommodation and outside space, but does require a programme of improvement and modernisation throughout, presenting an excellent opportunity for a purchaser looking for a property where they can create a home to their own specification.

The ground floor provides a welcoming entrance hall with access to two well proportioned reception rooms. These offer useful flexibility for family living, dining, entertaining or home working. There is also a kitchen, rear lobby and downstairs WC, providing a practical layout with good scope for future improvement and reconfiguration if required.

To the first floor are three well proportioned bedrooms together with a family bathroom. The accommodation provides a good foundation for a family home, although buyers should anticipate that updating and refurbishment will be required.

One of the property's particular features is the generous corner plot. The gardens extend around the property and provide a substantial amount of outside space, offering considerable scope for landscaping, redesigning and creating areas for entertaining, children's play areas or garden enthusiasts. The property also benefits from a driveway providing off road parking and access to the garage.

A large detached shed provides additional storage and could be particularly useful during any programme of works.

The property is offered for sale with no onward chain and is likely to appeal to buyers looking for a project with the opportunity to improve and add value over time. The combination of a detached house, three bedrooms, generous corner plot, garage and popular village location makes this an interesting

Entrance Hall
Front door with glazed side panels. Ceiling light point and radiator. Stairs rising to first floor and understairs storage cupboard.

Living Room
Single glazed window. Electric fire with tiled surround and hearth. Radiator, wall lights and ceiling light point.

Kitchen
Single glazed window. Kitchen fitted with a range of wall and base units. Stainless steel sink and drainer. Space for electric cooker. Space and plumbing for washing machine and tumble dryer. Radiator and ceiling light point.

Dining Room
Single glazed bay window. Gas effect with tiled surround and hearth. Radiator and ceiling light point.

Downstairs WC
Obscure single glazed window. Wall mounted 'Bosch' boiler and low level WC. Radiator,

Rear Lobby
Ceiling light point. Door to garden.

Landing
Single glazed window. Ceiling light point. Doors off to all first floor rooms.

Bedroom One
Single glazed window. Radiator and ceiling light point. Built-in wardrobe. Ceiling light point and five wall lights.























Bedroom Two
Single glazed window. Ceiling light point and two wall lights. Built-in wardrobes and book case. Radiator.

Bedroom Three
Single glazed window. Radiator and ceiling light point.

Bathroom
Obscure single glazed window. Bath, basin with vanity unit and WC. Radiator and ceiling light point.

Outside
Driveway to the front of the property leading to the garage. Garden wraps around the property and is mainly laid to lawn with mature borders. wooden shed and enclosed by timber panel fencing.

Parking
Parking for the property is via the driveway plus garage.

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.

COUNCIL TAX MHDC
We understand the council tax band presently to be : D
Malvern Hills District Council
https://www.tax.service.gov.uk/check-council-tax-band
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

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.

Broadband
We understand currently Full Fibre Broadband is available to order 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

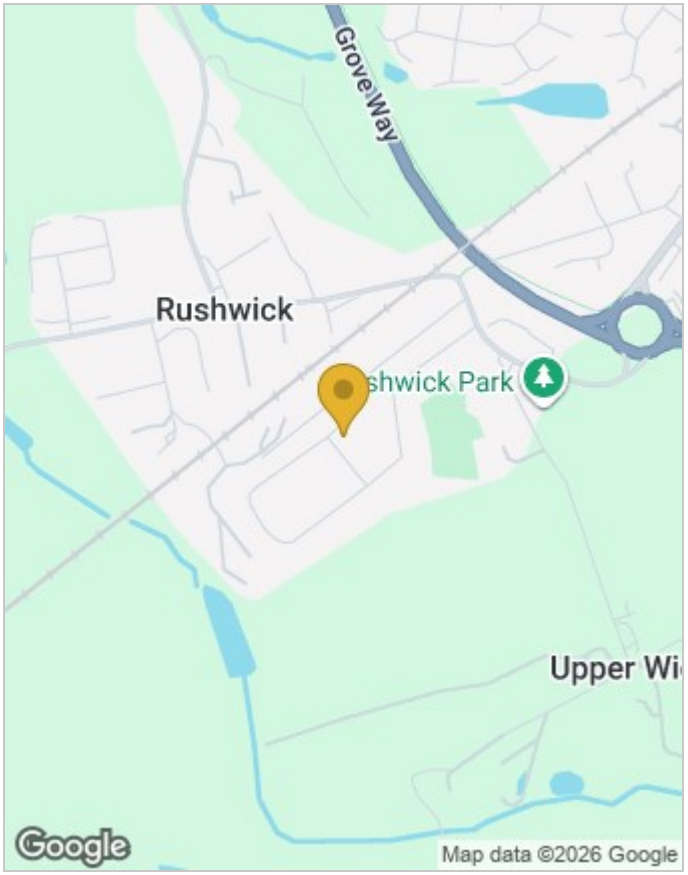
Verifying ID
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (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.

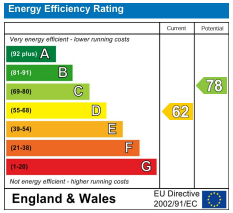
Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
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. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

Agents Note
The property is currently unregistered. The boundary of the highlighted plot is to be verified and confirmed by the acting conveyancers as part of the legal process.







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.

30 College Street, Worcester, Worcestershire, WR1 2LS
Tel: 01905 26664 | Email: office@pljworcester.co.uk
https://www.pljworcester.co.uk/