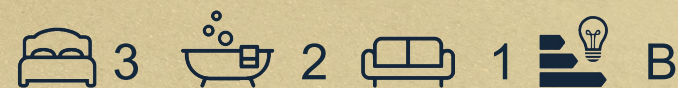




43 Ivy Crescent, Worcester, WR3 7DP  
Guide Price £385,000





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

Philip Laney & Jolly welcome to the market 43 Ivy Crescent. Located in the sought after area of Ivy Crescent, Bevere, North Worcester, this detached house offers a perfect blend of modern living and family comfort. Built by the reputable Bellway Homes, this three bedroom property is situated in a popular residential development, making it an ideal choice for families seeking a welcoming community.

Upon entering, you are greeted by a spacious living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-appointed kitchen diner is designed for both functionality and style, offering ample space for family meals and gatherings. The property enjoys three generously sized bedrooms, including an ensuite shower room to the main bedroom, ensuring privacy and convenience for the whole family. Additionally, there is a family bathroom that caters to the needs of the household.

One of the features of this home is the rear garden, which is perfect for outdoor activities and family gatherings. The purpose-built seating area provides an excellent spot for al fresco dining. Furthermore, the property includes a garage and off-road parking, adding to the convenience of modern living.

This charming family home is not only well-designed but also ideally located, offering easy access to local amenities and transport links. Whether you are looking to settle down in a peaceful neighbourhood or seeking a property that meets the needs of a growing family, this home in Ivy Crescent is sure to impress. Don't miss the opportunity to make this lovely house your new home.

EPC: B Council Tax Band: E Tenure: Freehold

**Ground Floor**

**Hallway**

Composite front door. Radiator and two ceiling light points. Tiled wall. Understairs storage cupboard. Stairs rising to first floor.

**Living Room**

Double glazed bay window to front aspect. Radiator and two ceiling light points.

**WC**

Obscure double glazed window to front aspect. Pedestal wash hand basin and low level WC. Radiator and ceiling light point. Tiled flooring.

**Kitchen Diner**

**Kitchen**

Double glazed window to the rear aspect. Fitted with grey gloss wall and base units with worksurface over. Breakfast bar. 'Zanussi' oven with 4 ring gas hob. One and a half sink and drainer. 'Logic' wall mounted boiler. Integrated dishwasher and fridge freezer. Tiled flooring and two ceiling light points.

**Dining Area**

Double glazed patio doors to the rear garden. Radiator.

**Utility**

Wall cupboard and worksurface. Space and plumbing for washing machine. Ceiling light point and tiled floor.

**First Floor Landing**

Double glazed window to side aspect. Storage cupboard. Ceiling light point and loft hatch.

**Bedroom One**

Double glazed window to front aspect. Built-in storage cupboard. Radiator and ceiling light point.







#### En-suite

Obscure double glazed window to front aspect. Pedestal wash hand basin and low level WC. Walk-in shower cubicle. Shaver point and ceiling light point.

#### Bedroom Two

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

#### Bedroom Three

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

#### Bathroom

Obscure double glazed window to side aspect. Panelled bath, pedestal wash hand basin and WC. Shower cubicle. Radiator and ceiling light point.

#### Outside - Rear

Initial patio area with path leading to seating/dining area with wooden pergola. Lawned area with enclosed panel fencing. Gated access to parking area and garage. Outside light and tap.

#### 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.

#### Broadband

We understand currently Fibre to the Cabinet 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>

#### Council Tax Wychavon

We understand the council tax band presently to be : E

<https://www.gov.uk/council-tax-bands>

Wychavon District Council

<https://www.wychavon.gov.uk/benefits-and-council-tax/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

#### 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.

#### 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.

#### 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>

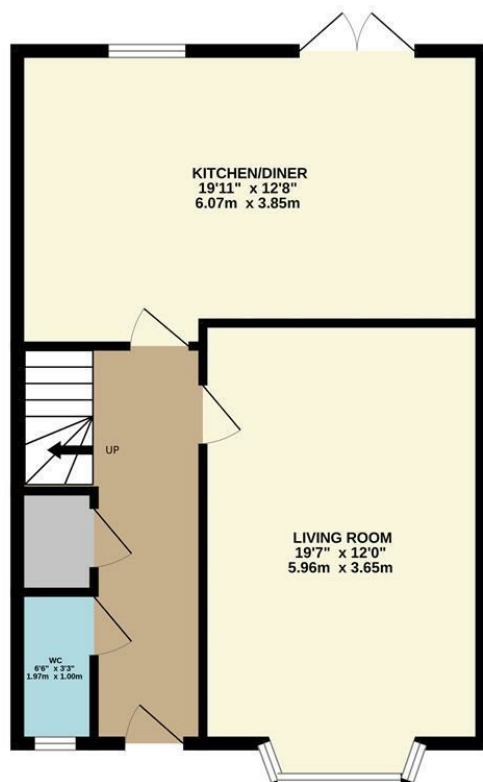
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

#### Viewings

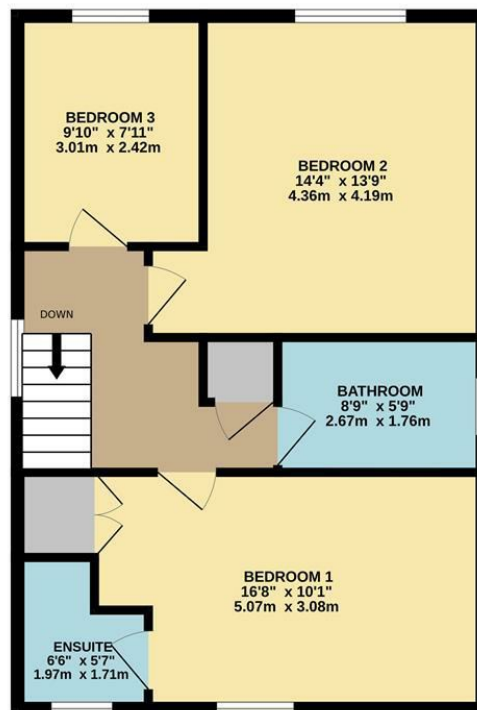
Strictly by appointment with the Agents. Please call 01905 26664. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.



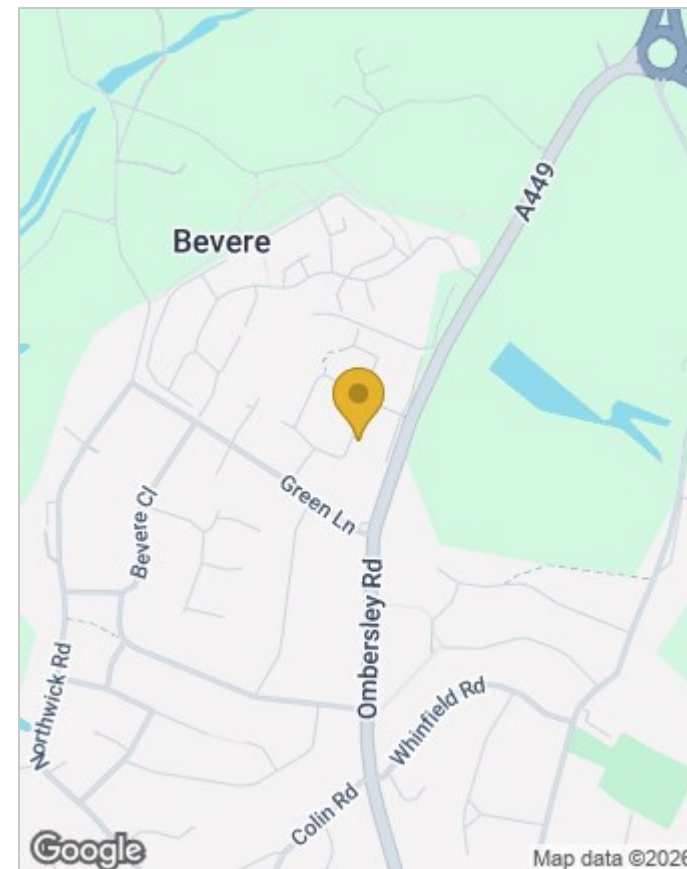
GROUND FLOOR



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-plus) A		84	94
(81-plus) 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.