Philip Laney & Jolly



5 Darwin Close, Worcester, WR5 3SD

Guide Price £320,000

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Philip Laney & Jolly Worcester present this three-bedroom link-detached home, ideally situated in the sought-after village of Kempsey. Offering well-proportioned accommodation throughout, the property provides an excellent opportunity for buyers looking for a family home with plenty of potential to make their own. The accommodation briefly comprises of two generously sized double bedrooms, a further single bedroom, family bathroom, a separate living room and a spacious kitchen-diner.

Upon entering, you are welcomed into the living room, providing a comfortable space to relax and unwind. The separate kitchen-diner offers plenty of room for everyday dining and family gatherings, with scope for some cosmetic improvements to create a space suited to your own tastes and preferences. The overall layout offers a good balance of living and bedroom accommodation, making it a practical choice for a range of buyers.

Outside, the property benefits from a private rear garden, offering a lovely space to enjoy the warmer months, whether relaxing outdoors or entertaining family and friends. Further benefits include off-road parking and a garage, providing useful additional storage or parking space.

Situated within the popular village of Kempsey, this property is conveniently positioned for a range of local amenities, schools and transport links, with Worcester city centre also within easy reach.

Combining a desirable village location, practical accommodation and the opportunity to add your own personal touch, this property would make an excellent purchase for those looking to create a home of their own.

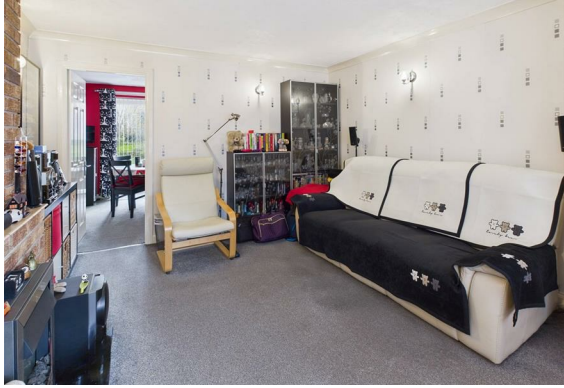
Entrance Hallway
Obscure double glazed front door. Ceiling light point. Radiator. . Stairs to first floor. Door off to:

Living Room
Double glazed window to front aspect. Multiple wall light points. Electric fire. Door leading to:

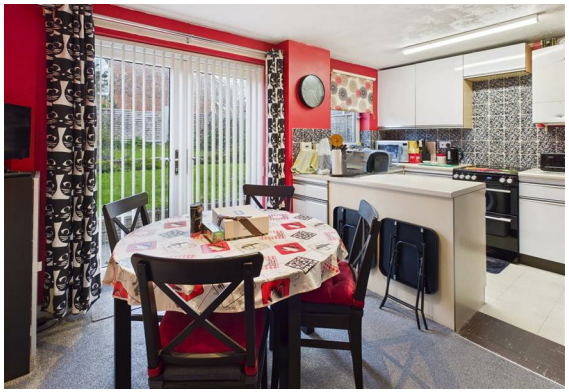
Kitchen/Dining Room
Double glazed French doors leading out to rear garden. Double glazed window to rear aspect. Matching wall and base units with worksurfaces over. Space for freestanding oven and fridge-freezer. Space and plumbing for washing machine and tumble dryer. Stainless steel sink and drainer. Pantry storage. Wall hung 'Worcester Bosch' boiler. Two ceiling light point. Radiator.

Landing
Double glazed window to side aspect. Ceiling light point. Access to loft. Airing cupboard. Doors off to all rooms.























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

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

Bedroom Three
Double glazed window to front aspect. Built in storage. Ceiling light point. Radiator.

Bathroom
Obscure double glazed window to rear aspect. Panelled bath with mains fed shower over. Low level WC. Pedestal wash hand basin. Radiator. Half tiled walls. Ceiling light point.

Rear Garden
Initial patio area that wraps around the side. Steps up to two tiered garden that is laid to lawn. Outside tap. Enclosed by timber panelled fencing.

Parking
Off road parking for multiple vehicles and garage storage.

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.

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.

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).

Broadband
We understand currently Full Fibre Broadband is not yet 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.

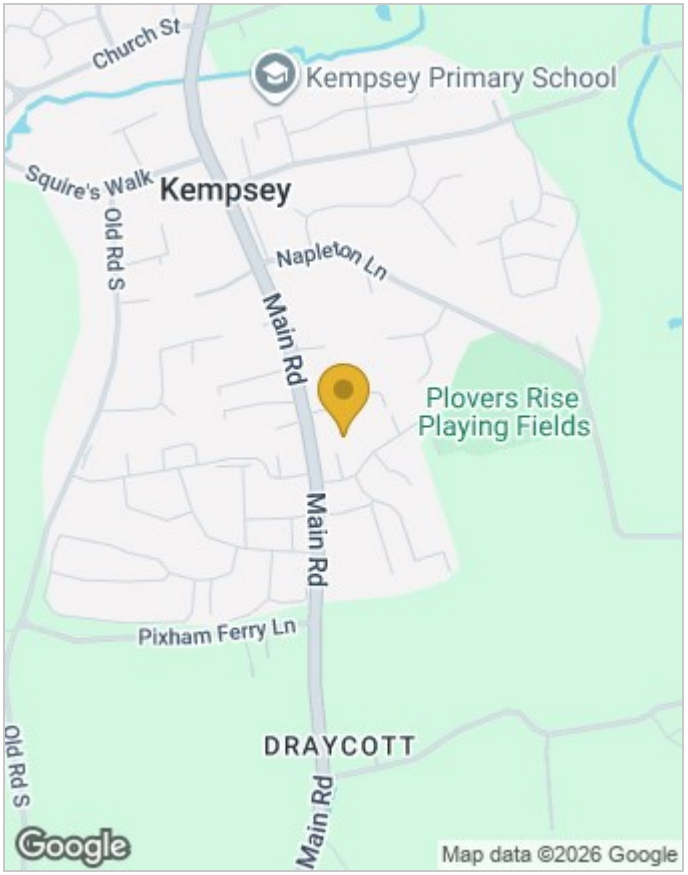
https://checker.ofcom.org.uk/en-gb/mobile-coverage

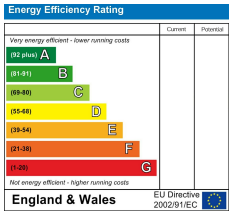
Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
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.

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.







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.

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