Philip Laney & Jolly

98 Barnes Way, Worcester, WR5 3AP

Guide Price £485,000

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Philip Laney & Jolly Worcester present this impressive four bedroom detached family home situated on Barnes Way, Worcester. Offering generous accommodation, a substantial garden and excellent parking, this spacious property provides a wonderful opportunity for those looking for a home they can make their own.

Upon entering, the property offers a generous living room and separate dining room, providing excellent space for both family life and entertaining. The large kitchen offers plenty of room for everyday family use, with the opportunity to update and personalise the space to suit individual tastes and requirements. A useful Jack and Jill bathroom further enhances the practicality of the accommodation.

The property benefits from four well proportioned bedrooms, providing plenty of space for a growing family, guests or those requiring additional home working or hobby space.

Outside, the expansive garden provides an excellent setting for children to play, entertaining or simply enjoying the outdoors. A double garage and substantial driveway provide extensive off road parking and useful additional storage.

The home also benefits from solar panels, helping to improve energy efficiency and potentially reduce household energy costs.

Overall, this is a substantial detached family home offering excellent space, a generous garden, extensive parking and plenty of scope for the new owners to personalise and enhance the accommodation over time. Situated in a popular residential setting, this is a property that offers both immediate practicality and exciting potential for the future. Viewing is highly recommended to fully appreciate the size and versatility on offer.

EPC: B Council Tax Band: E Tenure: Freehold

Entrance Porch
Ceiling light point. Double glazed windows around with double glazed door to the side aspect. Tiled floor. Obscure doors leading into:

Hallway
Two ceiling light points. Radiator. Stairs rising to first floor. Doors off to:

Living Room
Ceiling light point. Double glazed window to front aspect. Feature fireplace. Two radiators. Obscure French doors leading into:

Dining Room
Large double glazed sliding door into rear garden. Radiator. Ceiling light point.

Kitchen
Radiator. Two ceiling light points. Matching wall and base units with work surfaces over. Stainless steel one and a half sink and drainer. Space for two undercounter fridge-freezers and two freestanding cookers. Space and plumbing for dishwasher, washing machine and tumble drier. Tiled splashback. Two double glazed windows to rear aspect. Obscure double glazed door to side aspect.

Pantry
Ceiling light point. Space for undercounter fridge-freezer. Sliding door.

W C
Ceiling light point. Radiator. Low level WC. Wall hung wash hand basin. Obscure double glazed window to side aspect.

Landing
Radiator. Ceiling light point. Airing cupboard. Loft access. Doors off to:

Bedroom 4/Upstairs Living Room
Ceiling light point. Radiator. Large double glazed window to side aspect. Jack and Jill bathroom shared with Main Bedroom. Door leading to:

Office/Dressing Room
Radiator. Ceiling light point. Velux window.

Bedroom 3
Double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 2
Ceiling light point. Large double glazed window to front aspect. Radiator.

Bathroom
Obscure double glazed window to side aspect. Panelled bath with shower over pumped via hot water tank and cold water heater tank. Pedestal wash hand basin. Low level WC. Chrome heated towel rail. Ceiling light point.

Main Bedroom
Radiator. Large double glazed window to rear aspect. Built in wardrobes. Ceiling light point. Archway leading into:

Dressing Room/Office
Radiator. Double glazed window to rear aspect. Door off to:

Jack and Jill En-Suite
Obscure double glazed window to side aspect. Low level WC. Pedestal wash hand basin. Chrome heated towel Rail. Shower cubicle with Triton electric shower over and fold-down seat. Two ceiling light points. Extractor fan.

Rear Garden
Initial patio area. Steps up onto laid to lawn garden area which wraps around to one side of the house. There is an enclosed parking space to the right side of the house which is kept secure behind double gates. Planted borders. Greenhouse. Enclosed by timber panelled fencing.

Garage
Power and electric. Electric up and over door.

Council Tax Worcester
We understand the council tax band presently to be : E
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.

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.

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.

Tenure
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 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

Parking
Parking for the property is off road parking for multiple vehicles.

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, variable in-home
O2- Good outdoor
Three- Good outdoor
Vodafone- Good outdoor

Broadband
We understand currently sull 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

Agent Notes

Philip Laney & Jolly
THE PROPERTY PROFESSIONALS

Approximate total area(1)
181.8 m²

Reduced headroom
4.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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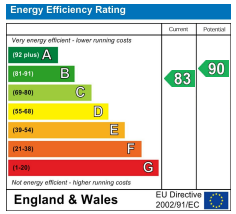

Viewing

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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