

Philip Laney & Jolly



Saunders Street, Worcester, WR3 7ED

Guide Price £190,000

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Philip Laney & Jolly are delighted to present this truly charming character terraced cottage, tucked away within a private and sought after area of Northwick, yet remaining conveniently positioned for easy access to a wide range of local amenities, shops and transport links. This delightful home is beautifully presented throughout to a high standard, successfully blending modern comforts with an abundance of retained period features, including a feature wood burning stove that creates a warm and inviting focal point, perfect for cosy evenings.

Approached from the front, the property benefits from valuable off road parking. Gated access opens onto a generous fore garden which is mainly laid to lawn and provides an attractive approach to the home. The garden extends to a substantial paved patio area, offering ample space for outdoor seating and entertaining, and leads to the main entrance door.

Internally, the accommodation is both welcoming and thoughtfully arranged. The cosy open plan living room enjoys a front aspect and flows seamlessly into a defined dining area, creating a sociable and versatile living space ideal for both relaxation and entertaining. The kitchen is fitted with a comprehensive range of matching wall and base units with worksurfaces over, providing ample storage and preparation space. There is an understairs storage area, space for a fridge freezer, space and plumbing for a washing machine, and a built in oven and hob with chrome hood over, all designed to maximise practicality while maintaining style.

Stairs rise to the first floor landing which gives access to a generous double bedroom featuring built in wardrobes that provide excellent storage solutions. The bathroom is well appointed and fitted with a WC, wash hand basin and a bath with shower over, offering a clean and functional space.

Further benefits of this attractive home include double glazing, gas central heating and a courtyard rear garden.

#### Entrance

Front door opens to:

#### Dining Area

Original tiled floor, two wall lights and double glazed window enjoying a front aspect outlook to the garden. Opening to:

#### Living Area

Feature wood burner, exposed wooden beams, wood effect laminate flooring and ceiling light point.





#### **Kitchen**

UPVC double glazed window and door to the rear courtyard. Kitchen fitted with a range of modern wall and base units with worksurfaces over. Built in oven and hob with chrome hood over, space and plumbing for washing machine, space for fridge freezer, understairs storage, stainless steel sink and drainer, vinyl flooring and stairs rising to the first floor.

#### **First Floor Landing**

Wall mounted Worcester Bosch boiler

#### **Bedroom**

Double glazed window to the front aspect. Built in wardrobe, loft access, laid to carpet, ceiling light point and radiator.

#### **Bathroom**

Obscure double glazed window to the rear aspect. Bath with shower over, WC, pedestal wash hand basin and vinyl flooring. Radiator.

#### **Outside - Front**

Extensive patio area from the front door, gravelled path meanders to the parking area that has gated access. The majority of the garden is laid to lawn and enclosed by timber panel fencing, walled and hedged borders. Hard standing creates off road parking.

#### **Outside - Rear Courtyard**

Enclosed by timber panel fencing, patio area and outside tap.

#### **Parking**

Parking for the property is via the driveway to the front of the property.

#### **Council Tax Worcester**

We understand the council tax band presently to be : B

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).

#### **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 that 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/my-products>

#### **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.

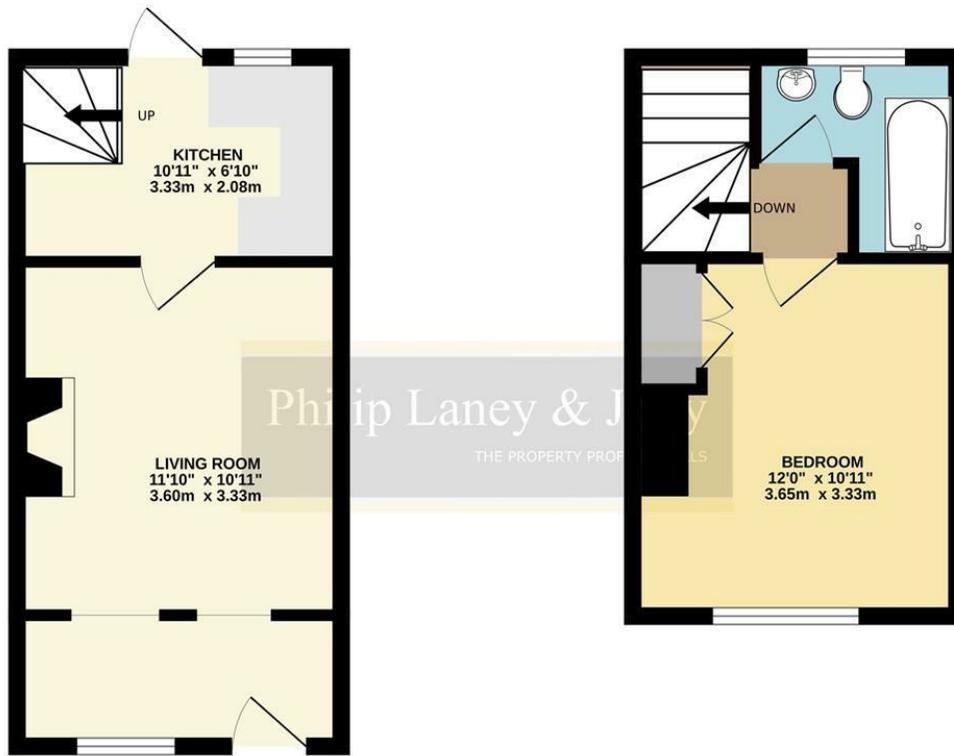
#### **Viewings**

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

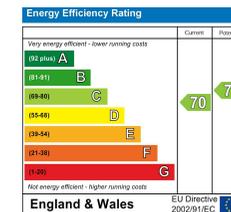
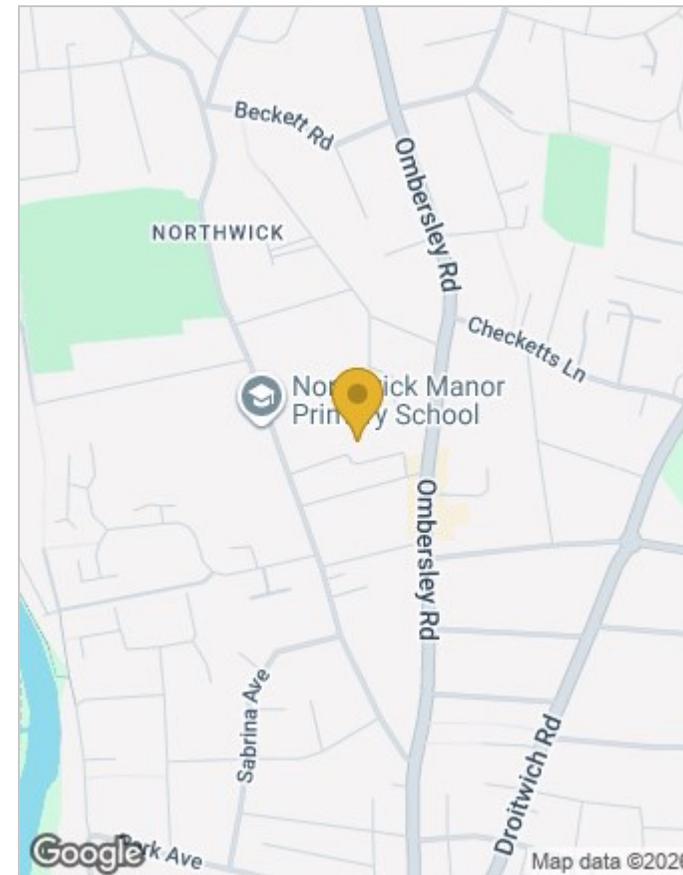


GROUND FLOOR

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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## 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.