

Philip Laney & Jolly



27 Greenacres Road, Worcester, WR2 5EZ
Offers Over £200,000



Phillip Laney & Jolly present to the market 27 Greenacres Road. Situated in St Johns, Worcester, this three bedroom semi detached home offers a fantastic opportunity for buyers seeking a chain free move.

The property benefits from off-road parking and a garage, providing everyday convenience for residents and visitors. Inside there is a living dining room while the functional kitchen offers the perfect blank canvas for those wishing to add their own style.

Upstairs, the three well proportioned bedrooms provide ample space for family life or guest accommodation, complemented by a family bathroom.

A key highlight is the rear garden, ideal for outdoor enjoyment, gardening, or entertaining. Additional features include double glazing and gas central heating, ensuring comfort throughout the year.

With plenty of scope for cosmetic improvement, this home is ideal for first-time buyers, downsizers, or investors looking to put their own stamp on a property. Set on a well-established road with excellent potential, this semi-detached house is not to be missed.

Hallway

Obscure double glazed front door with glazed side panel. Radiator. Stairs to first floor. Ceiling light point.

Living/Dining Area

Living Area - Double glazed patio door to the rear aspect. Radiator. Ceiling light point.
Dining Area - Chimney bre, st Radiator. Double glazed window to front aspect. Ceiling light point.

Kitchen

Double glazed window to the rear aspect. Range of wall and base units. Space for four ring gas hob. Space and plumbing for washing machine. Space for fridge-freezer. Undercounter space for tumble dryer.

Landing

Obscure double glazed window to side aspect. Ceiling light point. Access to loft. Airing cupboard.

Bedroom 1

Double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 2

Double glazed window to front aspect. Built in cupboards. Radiator. Ceiling light point.

Bedroom 3

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

Bathroom

Obscure double glazed window to rear. Panelled bath. Pedestal wash hand basin. Low level WC. Shower cubicle., wall mounted boiler. Ceiling light point.

Rear Garden

Laid to lawn. Raised borders. Gated access to the side and front with off road parking





Garage

Up and Over door. Window to the side.

Council Tax Worcester

We understand the council tax band presently to be : C

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.

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.

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 - Freehold

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 01905 26664. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

Broadband

We understand Full Fibre Broadband currently 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>

Parking

Parking for the property is off-road parking for two cars.

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, variable in-home

Three - Good outdoor

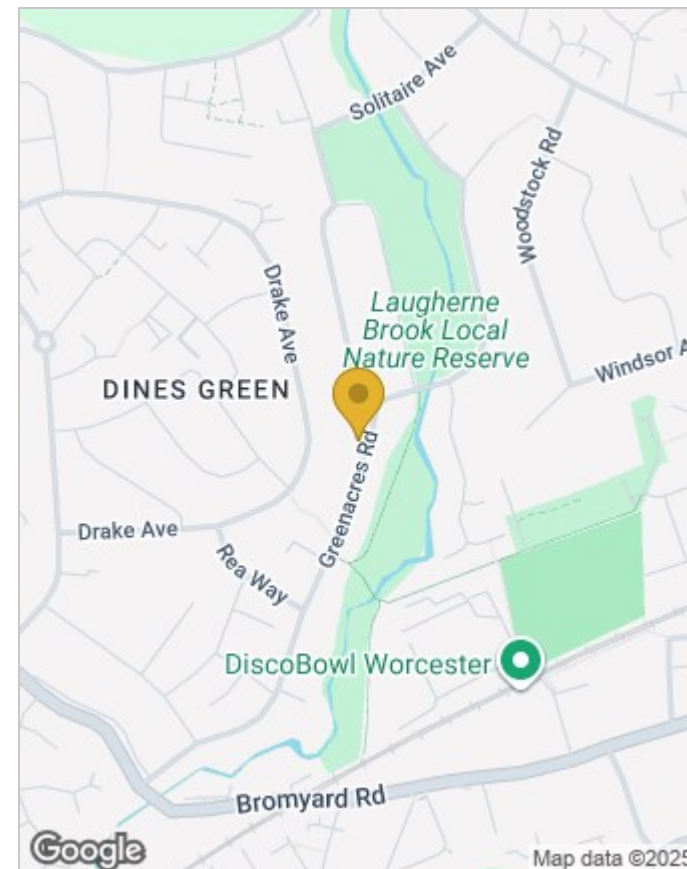
Vodafone - Good outdoor, variable in-home

Agents Note

Please note electric pylon set within close proximity to the property in neighbouring garden as per sales photos included.



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		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	73	78
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.

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