



31 Greenacres Road, Worcester, WR2 5EZ
Offers Over £260,000



Philip Laney & Jolly Worcester welcome this three bedroom semi detached family home, situated on the popular Greenacres Road in the sought after St Johns area of Worcester. Offered for sale with no onward chain, the property provides well proportioned accommodation, making it an excellent choice for families, first time buyers, or those looking to move within the area.

The accommodation begins with an entrance hall leading through to a spacious open plan living and dining room, offering a comfortable space for both everyday living and entertaining. The kitchen is practical and well arranged, providing plenty of storage and workspace.

Upstairs, there are three good sized bedrooms along with a modern family bathroom.

Outside, the property benefits from off road parking, a garage, and an enclosed rear garden, providing a pleasant outdoor space to enjoy throughout the year. Double glazing is fitted throughout, contributing to comfort and energy efficiency.

Conveniently located for local amenities, schools, transport links, and the facilities available in St Johns, this is a great opportunity to purchase a family home in one of Worcester's well established residential areas.

EPC: C Council Tax Band: C Tenure: Freehold

Entrance Hallway

UPVC obscure double glazed door with side panels. Radiator. Stairs rising to first floor. Ceiling light point. Understairs storage cupboard.

Living Room/Dining Room

UPVC double glazed to front aspect. Fireplace and gas effect fire. Two ceiling light points. Radiator. UPVC sliding double glazed windows to the rear aspect.

Kitchen

Double glazed window to the rear aspect. Obscure double glazed door to side aspect. Bosch oven. Four ring electric hob with chrome hood over, space for undercounter fridge, range of wall and base units with worksurfaces over. Slimline Bosch dishwasher. Integrated washing machine. Stainless steel sink and drainer. Ceiling spotlights. Understairs pantry.

Landing

Obscure double glazed to side aspect. Loft access. Storage cupboard.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Shower Room

Double width walk in shower. Obscure double glazed window to rear aspect. Pedestal wash hand basin. Low level WC. Ceiling spotlights. Chrome heated towel rail. Tiled walls and flooring.

Front of Property

Driveway for two cars. Gated access to side of the property.

Rear Garden

Generous size and very well maintained rear garden with an Initial patio area. Remaining well stocked garden laid to lawn. mature beds and pond. Enclosed by timber panelled fencing. Outside power and tap.

Garage

Up and over door. Double glazed window to side aspect. Recently installed roof.

Parking

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





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

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.

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

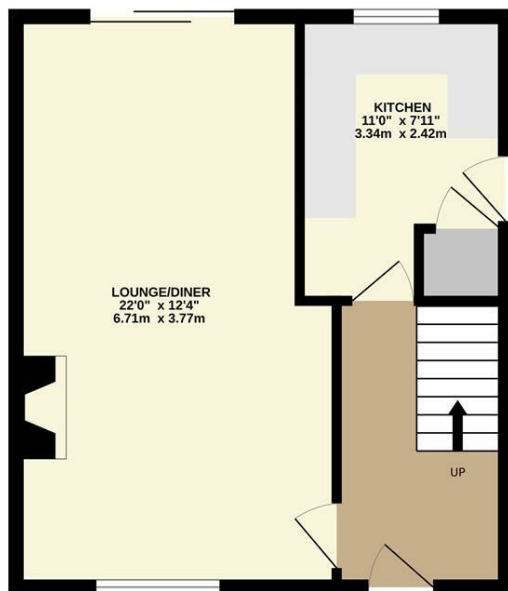
Broadband

We understand currently full fibre broadband is currently 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>

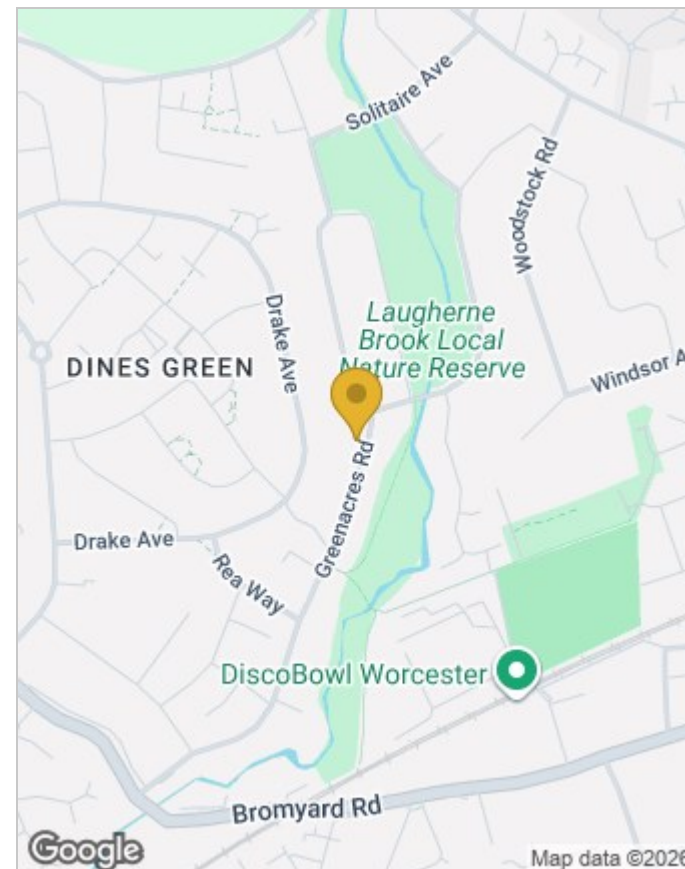
GROUND FLOOR



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	81
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.