

Philip Laney & Jolly

8 Sandpiper Close, Worcester, WR5 3SF

Guide Price £220,000

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** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL **
PLJ Worcester are pleased to bring to the market situated in the sought-after area of St Peters, to the south of Worcester centre, this lovely two-bedroom mid-terrace house on Sandpiper Close which offers a delightful blend of comfort living accommodation in a highly convenient location.

Upon entering the property features a well-proportioned living/dining room leading to a pleasant kitchen space. Upstairs the two bedrooms provide ample space for a small family or professionals seeking a comfortable living environment. The bathroom is conveniently located, ensuring ease of access for all residents.

The property benefits further from a pleasant low-maintenance rear garden, ideal for enjoying the outdoors without the burden of extensive upkeep. Additionally, the property boasts two allocated parking spaces, a valuable asset in this popular area, allowing for hassle-free parking.

Residents will appreciate the proximity to local amenities, including a Tesco supermarket, all within walking distance. This location not only offers convenience but also a sense of community, making it an ideal choice for those looking to settle in a vibrant neighbourhood.

In summary, this mid-terrace house on Sandpiper Close presents an excellent opportunity for anyone seeking a comfortable home in a desirable location. With its appealing features and convenient access to amenities, it is sure to attract interest from a variety of buyers.

EPC: C Council Tax Band: B Tenure: Freehold

## Hallway
Obscure double glazed entrance door. Radiator and ceiling light point. Stairs rising to first floor. Door to:

## Living/Dining Room
Obscure window to front aspect. Fireplace with electric fire. Radiator and ceiling light point.

## Kitchen
Double glazed window to rear aspect and obscure double glazed door to garden. Matching wall and base units with work surface over. Space for cooker with extractor over, fridge freezer and washing machine. Stainless steel sink and drainer with mixer tap. Tiled splashbacks. Radiator and ceiling light point.

## Landing
Loft access. Ceiling light point and doors off to:

## Bedroom One
Double glazed window to front aspect. Built-in wardrobes. Radiator and ceiling light point.

## Bedroom Two
Double glazed window to rear aspect. Storage cupboard. Radiator and ceiling light point.

## Bathroom
Obscure double glazed window to rear aspect. Quadrant shower cubicle with mains fed shower, wash hand basin atop vanity unit and low level WC. Tiled walls and flooring. Heated towel rail.

## Rear Garden
Secure with timber panel fencing. Predominantly patio seating with stoned edging and planted border. Electric awning.























## Parking
There are two allocated parking spaces to the side of the property.

## 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 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).

## 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

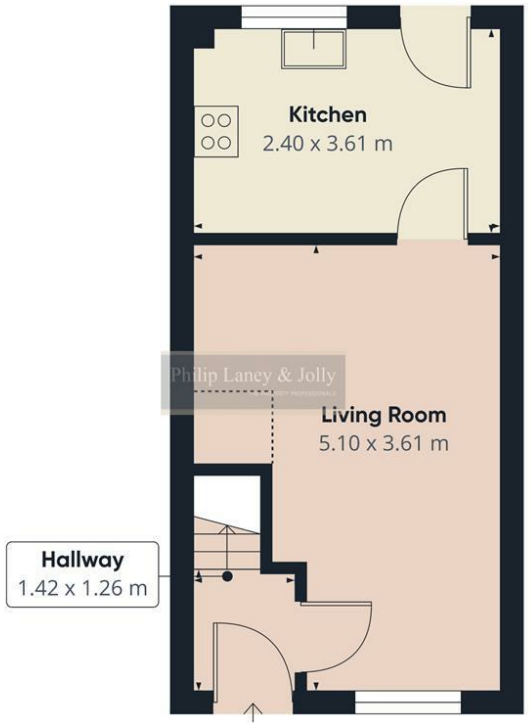
## Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

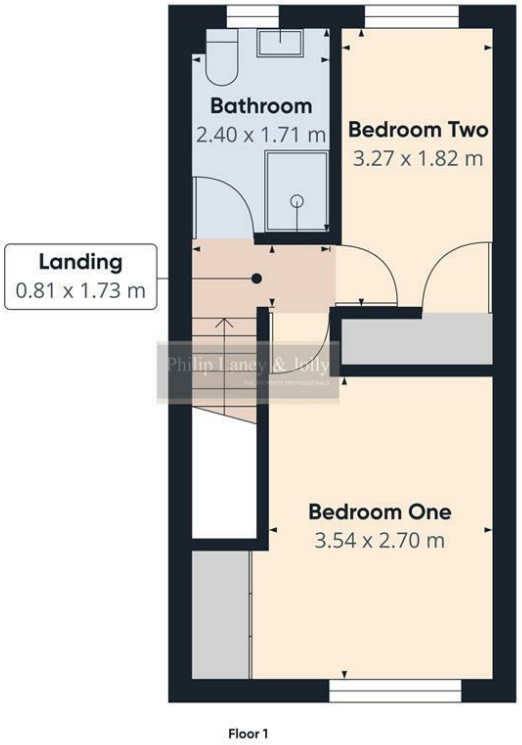
https://checker.ofcom.org.uk/en-gb/mobile-coverage

## 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.




Philip Laney & Jolly
THE PROPERTY PROFESSIONALS

Approximate total area(1)
51.3 m²

Reduced headroom
0.7 m²

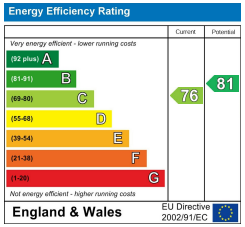
(1) Excluding balconies and terraces

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.

GIRAFFE360




## 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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