Philip Laney & Jolly

39 Homestead Avenue, Worcester, WR4 0DA

Guide Price £245,000

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** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL **

Philip Laney & Jolly Worcester welcome to the market this beautifully presented semi detached house on Homestead Avenue, situated in the desirable Wall Meadow area of Worcester.

Offering comfortable and versatile living, this lovely home features two spacious double bedrooms, making it ideal for couples, small families or those looking for additional space.

Upon entering through the welcoming porch, you are greeted by a warm and inviting reception room with plenty of character. The heart of the home is the well appointed kitchen and dining area, providing an excellent space for everyday living and entertaining. A modern shower room completes the accommodation.

One of the standout features of this property is the private garden, which benefits from a versatile garden room. This additional space could be used as a home office, hobby room, gym or peaceful retreat. The garden also provides an attractive setting for relaxing and enjoying outdoor activities.

Further benefits include a private driveway and garage, providing valuable parking and storage. There is also an additional area of land situated behind the garage and to the side of the property, offering excellent potential for gardening, storage or a variety of outdoor projects.

This delightful home combines comfort, practicality and outdoor space in a desirable Worcester location. With its two double bedrooms, porch, garden room, private garden, driveway and garage, this property is sure to attract considerable interest.

Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

EPC: D Council Tax Band: B Tenure: Freehold

Porch
Front door to property with obscure double glazed window to side aspect.

Living Room
Double glazed windows to front aspect. Fireplace surround and mantle. Stairs rising to first floor. Radiator and two ceiling light points. Door to:

Kitchen Diner
Double glazed windows and door to rear garden. Matching wall and base units with worksurface over. Stainless steel sink and drainer. Space and plumbing for washing machine and space for cooker, dishwasher, fridge freezer and tumble dryer. Two ceiling light points. Splashbacks.

First Floor Landing
Loft access. Ceiling light point. Doors off to all rooms.

Bedroom One
Double glazed windows to front aspect. Built-in wardrobe and storage cupboard. Radiator and ceiling light point.

Bedroom Two
Double glazed windows to rear aspect. Radiator and ceiling light point.

Shower Room
Obscure double glazed window to side aspect. Double width shower cubicle with tiled splashbacks, pedestal wash hand basin with tiled splashbacks and low level WC. Heated towel rail.

Garage
Light and power. Boarded loft space for extra storage.

Garden
Partly laid to lawn with patio seating area and secured with timber panel fencing. Planted and stoned borders. Summerhouse (no electrics). Gated access to extra land behind the garage and to the side aspect.

Parking
Off road parking for at least two cars with driveway and access to the garage.

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.

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.

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

Broadband
We understand currently Full Fibre Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

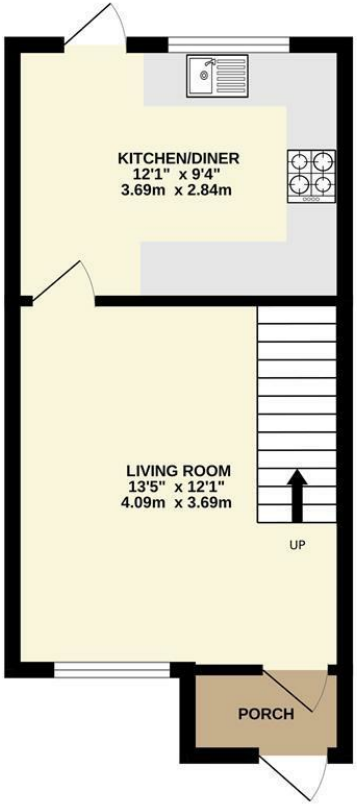
https://www.openreach.com/fibre-checker

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.

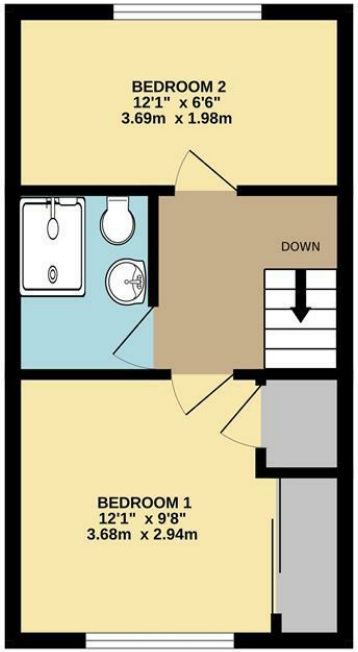
Verifying ID
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (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.

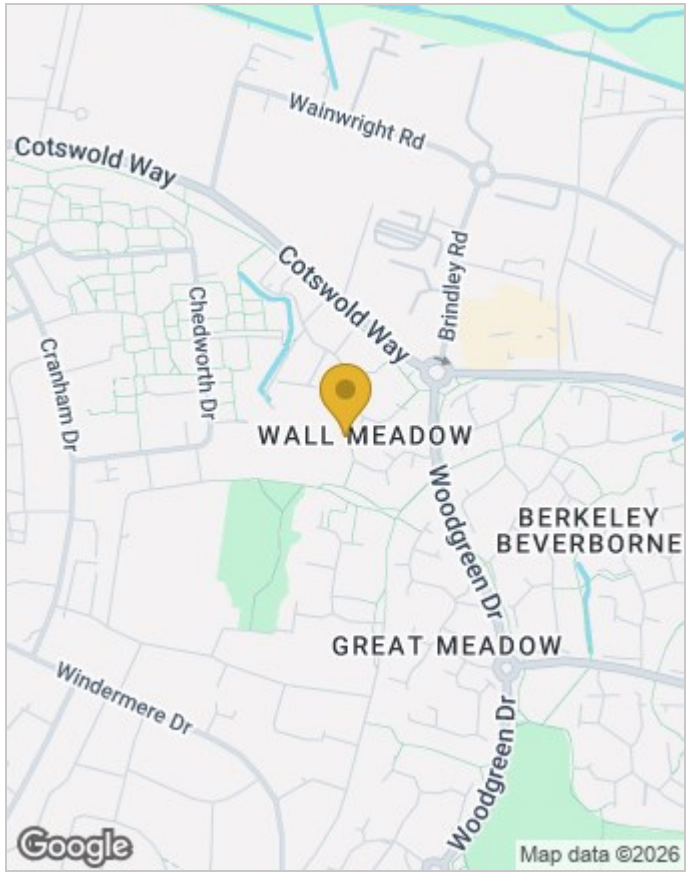
Viewings
Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

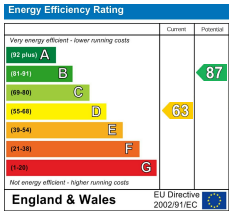
GROUND FLOOR



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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