Philip Laney & Jolly



26 Water Croft, Worcester, WR4 0HR

Guide Price £160,000

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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 are pleased to present this two-bedroom house located in the popular Water Croft area of Long Meadow, Worcester, well suited to first-time buyers or investors. The property offers a good-sized living room and a practical kitchen with space for everyday use.

Both bedrooms are well proportioned and provide comfortable accommodation. The bathroom is conveniently positioned and serves the home well.

The house benefits from double glazing and gas central heating for efficiency and comfort. It is offered with no onward chain, helping to make the buying process simpler and quicker.

A solid opportunity to purchase a well-located home with strong appeal. Viewing is recommended.

EPC: C Council Tax Band: B Tenure: Freehold

Entrance
Door leading into:

Entrance Hall

Kitchen
Dual aspect kitchen fitted with a range of wall and base units. Stainless steel sink. Space and plumbing for washing machine. Space for cooker and fridge freezer. Fuse box. Radiator. Laminate flooring.

Living Room
Wooden double glazed window. Stairs rising to first floor. Radiator and ceiling light point. Carpet flooring.

Bedroom One
Wooden double glazed window. Double bedroom with built-in storage and extra storage cupboard housing Combi boiler. Radiator and carpet flooring.

Bedroom Two
Double bedroom with wooden double glazed window. Radiator and ceiling light point.





















Bathroom
Double glazed wooden window. Panelled bath with electric shower over, wash hand basin and low level WC. Laminate flooring. Ceiling light point.

Parking
This property benefits from an allocated parking space.

Tenure
We understand that the property is offered for sale Freehold.
There is an annual communal service charge of £449.06

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.

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 now 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

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.

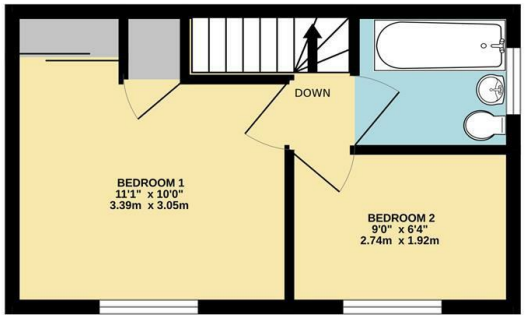
Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
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.

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.

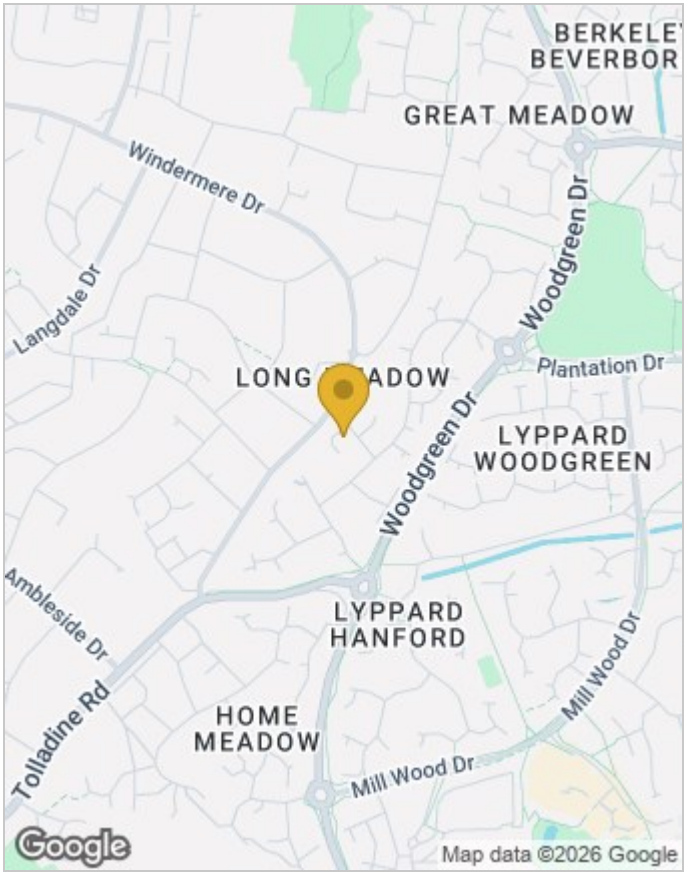
GROUND FLOOR

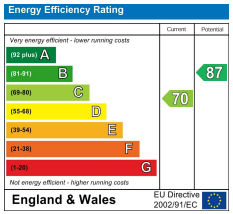


1ST FLOOR



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

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