Philip Laney & Jolly



6 Haggs Meadow, Worcester, WR4 0RY

Asking Price £520,000

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Philip Laney & Jolly Worcester are delighted to present this splendid four bedroom detached family home, enviably situated in the highly sought-after area in Warndon Villages.

This impressive residence offers beautifully proportioned living accommodation, thoughtfully designed to provide both comfort and practicality for modern family life.

Upon entering, you are welcomed by two generous reception rooms, offering versatile spaces ideal for both everyday living and entertaining. The well planned layout continues with four well-appointed bedrooms, providing ample accommodation for the whole family, complemented by two contemporary bathrooms for added convenience.

Occupying a substantial corner plot, the property enjoys attractive outdoor space, perfect for children to play, gardening enthusiasts, or hosting summer gatherings with family and friends. A double garage and ample driveway parking further enhance the practicality of this exceptional home.

Ideally located in the popular WR4 district, the property is well placed for a range of local amenities, including reputable schools, shops, parks, and convenient transport links, making it an excellent choice for families and commuters alike.

This is a wonderful opportunity to acquire a substantial family home in one of Worcester's desirable residential locations. Early viewing is highly recommended to fully appreciate all that this superb property has to offer.

EPC: D Council Tax Band: F Tenure: Freehold

Entrance Hallway
Whitewashed oak flooring. Understairs storage and glass panelled staircase rising to first floor.

WC
Obscure double glazed window to rear aspect. Vanity unit with sink and low level WC. Ceiling light point and radiator. Whitewashed oak flooring.

Living Room
Double glazed bay window to front aspect. Gas fireplace with wooden surround. Three wall light points. Carpet throughout. Double doors leading to:

Dining Room
Double glazed doors leading to rear garden with windows either side. Whitewashed oak flooring. Radiator and ceiling light point.

Kitchen
Double glazed window to rear aspect. Wall and base units with granite work surface over. Built-in dishwasher, fridge freezer, gas hob and oven with extractor. Stainless steel sink and drainer. Karndean flooring. Plinth heater. Ceiling spotlights.

Utility Room
Double glazed window to rear aspect and double glazed door to side. Wall and base units with space for freestanding fridge freezer. Space and plumbing for washing machine. Stainless sink and drainer. Karndean flooring. Wall mounted boiler. Ceiling spotlights. Door to:

First Floor Landing
Double glazed window to front aspect. Airing cupboard. Loft access. Carpet throughout.























Bedroom One
Double glazed bay window to front aspect. Built-in wardrobes. Radiator and ceiling light point. Carpet throughout. Door to:

Ensuite
Obscure double glazed window to side aspect. Corner shower cubicle with pumped mains fed shower, low level WC and vanity unit with built-in sink. Ceiling light point. Tiled walls and floor.

Bedroom Two
Double glazed window to rear aspect. Built-in wardrobes. Radiator and ceiling light point. Carpet throughout.

Bedroom Three
Double glazed window to rear aspect. Built-in storage. Radiator and ceiling light point. Fully carpeted.

Bedroom Four
Double glazed window to front aspect. Built-in storage. Radiator and ceiling light point. Fully carpeted.

Bathroom
Obscure double glazed window to rear aspect. Panelled bath with electric shower, vanity unit with drawers and sink and low level WC. Tiled walls and flooring. Ceiling light point.

Double Garage
Having electric roller shutter doors. Power and lighting.

Outside - Front
The property is accessed over a bloc-paved and tarmac driveway to the front with off road parking for two cars. Lawned area with feature tree which wraps around to the side of the property. Hedging borders and access to the double garage.

Outside - Rear
A private rear garden with paved patio area leading onto the lawn, with further corner patio area. Garden planted with a variety of established trees and shrubs with raised vegetable/flower patch. Enclosed by wood panel fencing, hedging and wall.

COUNCIL TAX WORCESTER
We understand the council tax band presently to be : F
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.

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.

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

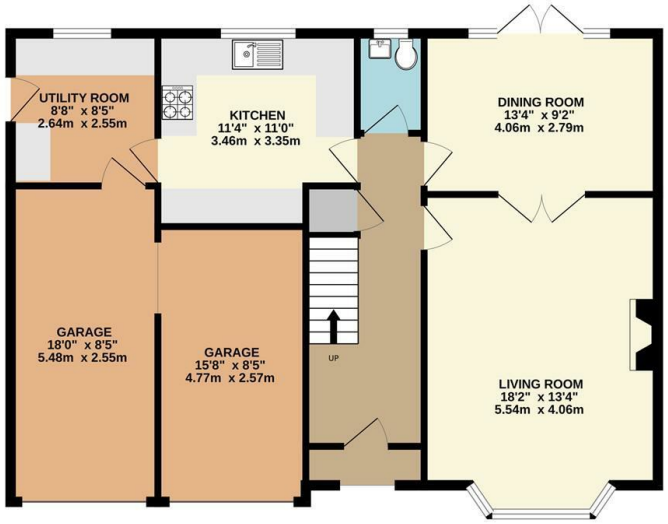
You can check and confirm the type of Broadband availability using the Openreach fibre checker:

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

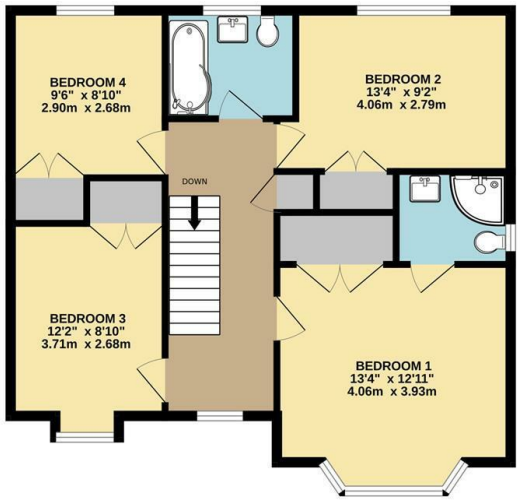
Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

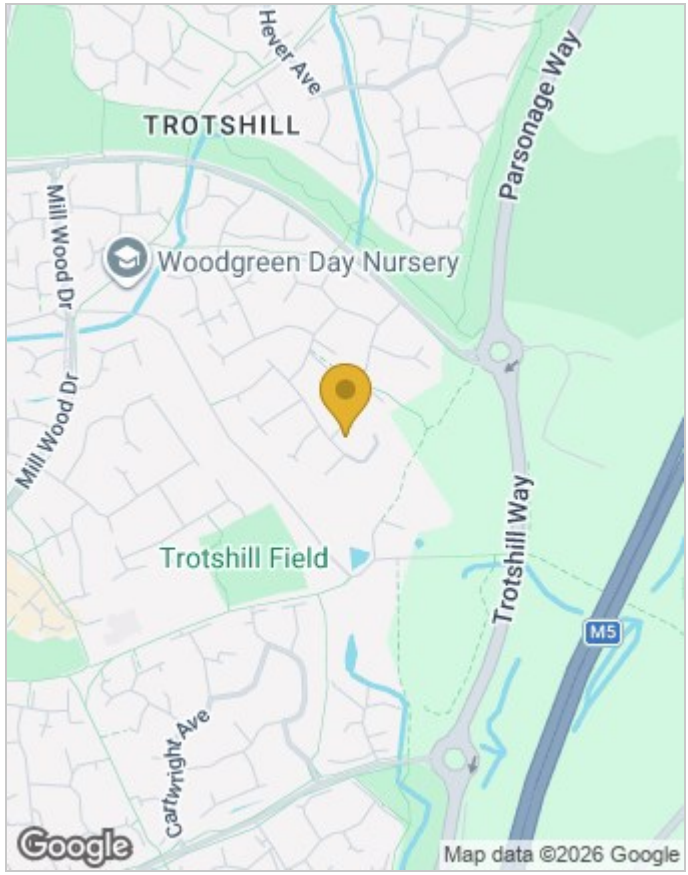
GROUND FLOOR

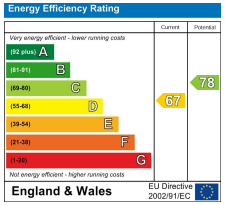


1ST FLOOR



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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