



7 Lundy Row, Worcester, WR5 3UD
Guide Price £435,000



Philip Laney & Jolly Worcester are delighted to bring to the market this four-bedroom detached family home located on Lundy Row. Situated in the popular residential area of St Peters, this property offers a perfect blend of space and convenience, with local amenities just a stone's throw away.

As you step inside you enter the welcoming hallway leading to the living room, Dining room and kitchen. Additionally, a utility room adds practicality to your daily routines and the conservatory gives you an extra space to enjoy and over look the rear garden.

The property benefits from four good sized bedrooms all with built in wardrobes, ensuring that there is plenty of room for the whole family. The main bedroom features an en-suite shower room for additional convenience. There is also a well-appointed family bathroom and a convenient downstairs WC, catering to the needs of a busy household.

Outside, to the front the home is complemented by a garage and ample off-road parking, making it easy for you and your guests to come and go. To the rear is a well enclosed and pleasant garden. The surrounding area is known for its friendly community atmosphere, making it a wonderful place to call home.

In summary, this delightful detached house on Lundy Row is a fantastic opportunity for those seeking a spacious family home in a sought-after location. With its excellent amenities and comfortable living spaces, it is sure to appeal to a wide range of buyers.

EPC: D Council Tax Band: E Tenure: Freehold

Hall

Obscure double glazed entrance door. Two ceiling light points. Radiator. Door to downstairs WC. Stairs rising to first floor.

Living Room

Radiator. Double glazed windows to the front and side aspect. Ceiling light point.

WC

Low level WC. Heated towel rail. Ceiling light point. Wall-mounted wash hand basin. Tile splashback.

Dining room

Ceiling light point. Two radiators. Double glazed sliding door to the conservatory. Archway to the kitchen.

Kitchen

Matching wall and base units with work surface on top. Stainless steel sink and drainer. Tiled splashbacks. Double glazed window to the rear aspect. Space and plumbing for fridge, freezer, cooker and dishwasher. Ceiling light point. Extractor fan. Door to the utility area.

Utility

Matching wall and base units with work surface on top. Stainless steel sink and drainer. Space and plumbing for washing machine. Combi boiler. Ceiling light point. Tiled splashbacks. Double glazed single door to the rear garden.

Conservatory

Double glazed windows to rear aspect. Single double glazed door to the garden. Electric heater. Two wall lights..

Rear garden

Mainly laid to lawn with patio seating area. Enclosed with timber panel fencing. Gated access from the front via both sides. Door to the integral garage.

Garage

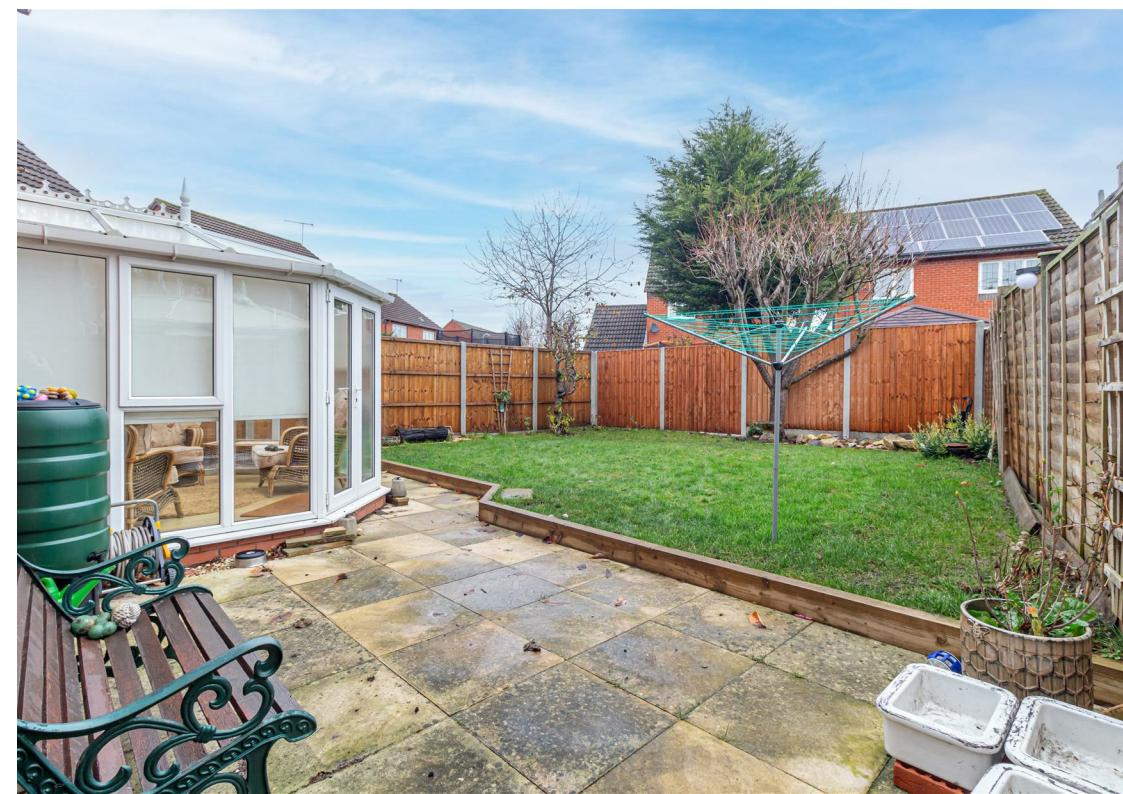
Light and power. Up and over door.

Landing

Ceiling light point. Loft access. Airing cupboard. Doors to:

Bedroom One

Ceiling light point. Double glazed window to rear aspect. Radiator. Built-in wardrobes.





En-suite

Shower cubicle with mains fed shower. Tiled walls. Low level WC. Heated towel rail. Ceiling light point. Double glazed window to the side aspect. Wash hand basin inset to vanity unit. Extractor fan.

Bedroom Two

Ceiling light point. Radiator. Built-in wardrobes. Obscure double glazed window to rear aspect.

Bathroom

Ceiling light point. Tiled splashbacks. Panelled bath with mixer tap. Obscure double glazed window to side aspect. Low level WC. Radiator. Pedestal wash hand basin. Extractor fan.

Bedroom Three

Ceiling light point. Double glazed window to front aspect. Built-in wardrobe. Radiator.

Bedroom Four

Ceiling light point. Double glazed window to front aspect. Radiator. Built-in wardrobe.

Council Tax Worcester

We understand the council tax band presently to be : E

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 - Freehold

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.

Viewing

Strictly by appointment with the Agents. Please call 01905 26664. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

Broadband

We understand it 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>

Parking

Parking for the property is off road parking available for two cars.

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>

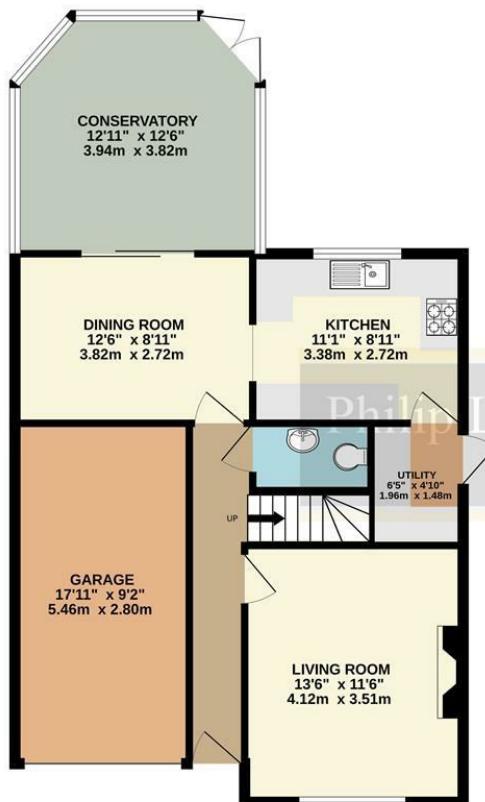
EE - Good outdoor

O2 - Good outdoor

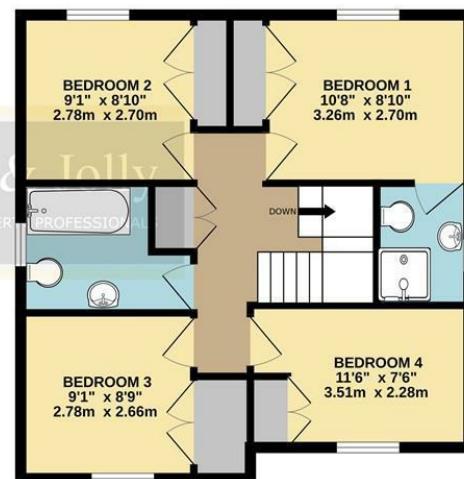
Three - Good outdoor

Vodafone - Good outdoor, variable in-home

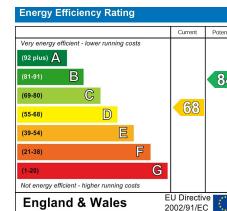
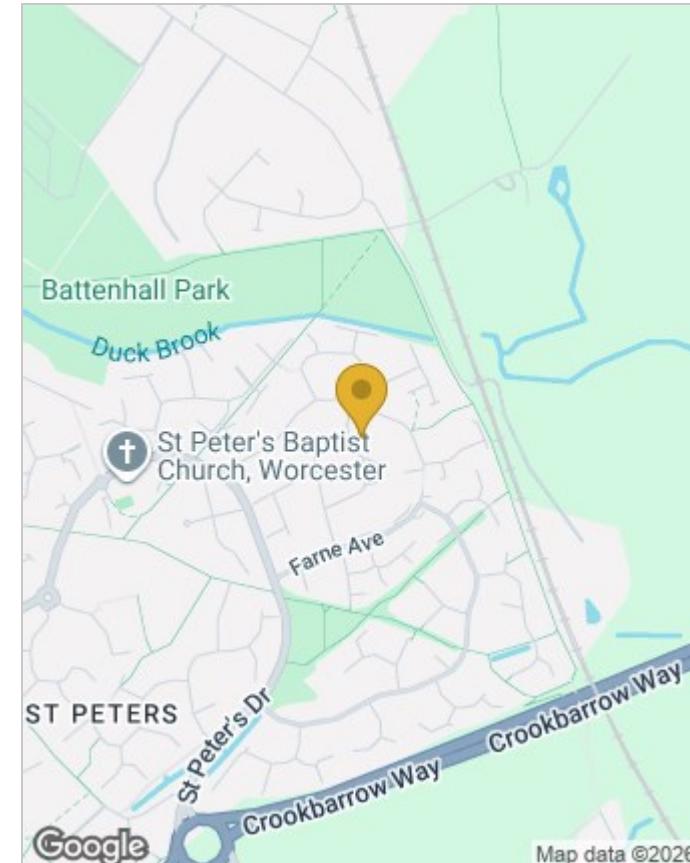
GROUND FLOOR



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.