



24 Bradley Court Crossley Road, Worcester, WR5 3GH  
Asking Price £290,000



C

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

PLJ Worcester are excited to bring to the market this delightful three-bedroom house which offers a perfect blend of modern living and comfort. The property benefits from a well-designed layout, featuring a spacious reception room that welcomes you with warmth and style. The contemporary kitchen is a true highlight, equipped with a range of integrated appliances.

Situated in the highly sought-after area of Diglis, this property is in close proximity to the picturesque River Severn and the vibrant city centre, making it an excellent choice for those who appreciate both nature and urban amenities. The house is very well presented throughout, ensuring that you can move in with ease and start enjoying your new home right away.

The property includes three generous bedrooms with both the first and second bedroom benefitting from built in wardrobes. Bedroom one also boasts a private balcony where you can sit out on and enjoy a morning drink. There are two well-appointed bathrooms, one of which is an en suite, ensuring convenience for families or guests. Additionally, a downstairs WC adds to the practicality of the space.

Step outside to discover a low maintenance south-facing rear garden, ideal for enjoying sunny afternoons or hosting gatherings with friends and family.

With an allocated parking space this property combines convenience with a desirable location. Whether you are a first-time buyer, downsizing or looking for a family home, this house in Diglis is a wonderful opportunity not to be missed.

EPC: C Council Tax Band: C Tenure: Freehold

### **Hallway**

Obscure glazed entrance door. Storage cupboard and understairs cupboard. Radiator and ceiling spotlights. Stairs rising to first floor.

### **WC**

Pedestal wash hand basin and low level WC. Ceiling spotlights and extractor fan. Radiator and tiled flooring.

### **Kitchen**

Double glazed window to front aspect. Kitchen fitted with a range of contemporary wall and base units with work surface over. Integrated fridge freezer, dishwasher, cooker and hob with extractor over. Space and plumbing for washing machine. Stainless steel sink and drainer. Tiled splashbacks.

### **Lounge/Diner**

Double glazed window to rear aspect and double glazed door to rear garden. Ceiling spotlights and two radiators. Wall mounted electric fire.

### **Landing**

Storage cupboard. Ceiling light point and radiator.

### **Bedroom One**

Double glazed window to front aspect and double glazed French doors to balcony. Built-in wardrobes. Ceiling light point and radiator.

### **Ensuite**

Shower cubicle with electric shower, pedestal wash hand basin and low level WC. Heated towel rail. Extractor fan and ceiling light point.





## Bedroom Two

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

## Bedroom Three

Double glazed window to rear aspect. Radiator and ceiling light point.

## Bathroom

Panelled bath with electric shower, pedestal wash hand basin and low level WC. Heated towel rail. Tiled splashbacks. Ceiling light point and extractor fan.

## Rear Garden

A low maintenance south facing rear garden with patio area and raised beds. Secure with timber panel fencing and gated rear access to parking area.

## Tenure - Freehold

We understand that the property is offered for sale Freehold.

There is an estate management fee which is £152.52 every six months.

## 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 : C

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 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>

## 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 :

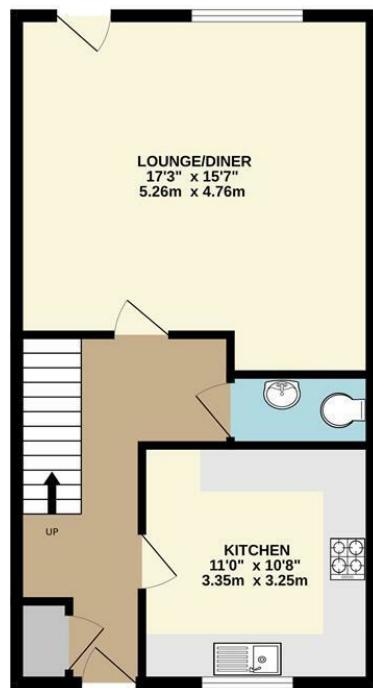
<https://bit.ly/MortgageAdviceRequestPLJW>

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.

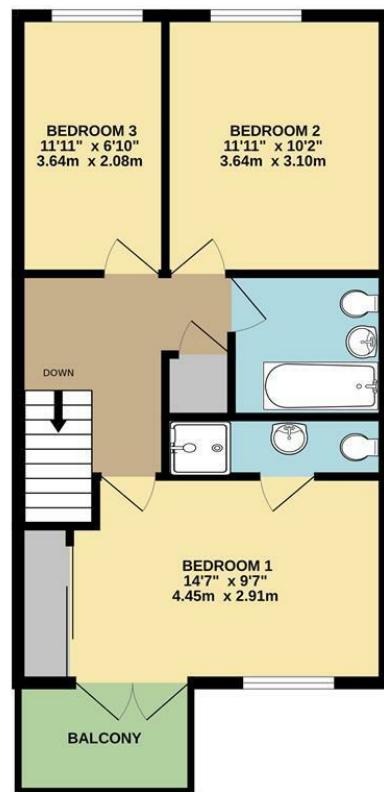
## Verifying ID

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.

GROUND FLOOR



1ST FLOOR



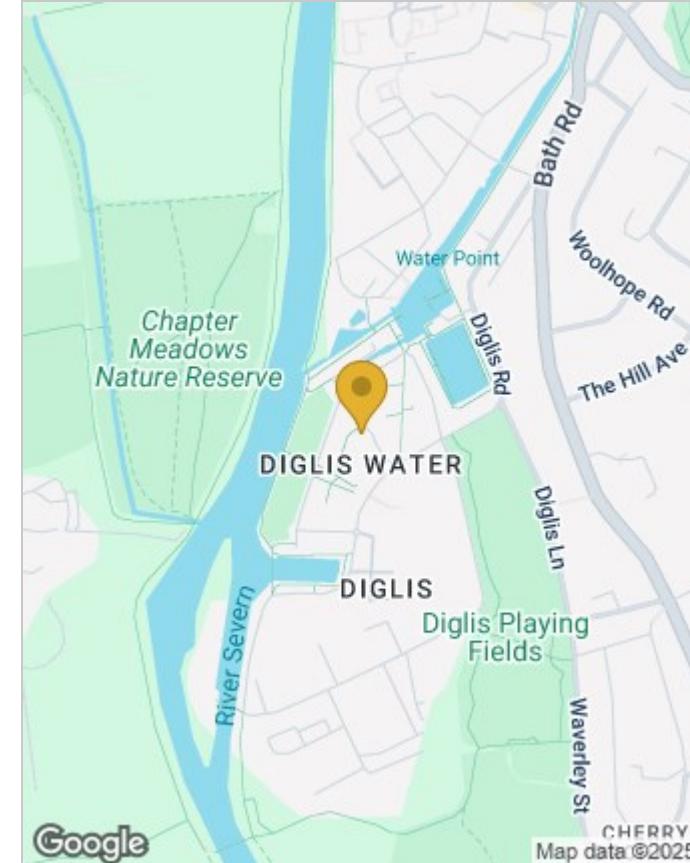
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	