



6 Fountain Place, Worcester, WR1 3HW
Offers over £375,000

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Phillip Laney & Jolly Worcester welcome to the market 6 Fountain Place, situated in a prestigious area in the heart of Worcester. This modern townhouse is a home that offers expansive and versatile living space across three floors. With four/five bedrooms and two reception rooms, this home provides the perfect setting for comfortable and adaptable family living.

The integral garage has been cleverly converted by the current owners, adding a distinctive feature to this already outstanding property. This flexible space can serve as an extra bedroom, a home office, or a playroom, offering endless possibilities. The property also benefits from off-road parking and a secluded rear garden, creating luxury living in the City.

As you step inside, you are welcomed by a spacious entrance porch that opens into an inviting hallway. The ground floor features a beautifully designed kitchen/dining area enjoying natural light, seamlessly extending to a mature and private rear garden perfect for indoor-outdoor living. The converted garage on this level provides added flexibility, along with ample storage, a cloakroom, and a utility cupboard for complete convenience.

On the first floor, you'll find a generous lounge with a brick built open fireplace and the main bedroom at the rear comes with its own ensuite. The second floor offers three additional generous size bedrooms and a family bathroom, perfect for any family.

This exceptional townhouse in Fountain Place offers the ultimate in contemporary living. Its prime location provides easy access to the City centre, scenic river walks, and the Pitchcroft Racecourse. A rare find, this property is perfectly suited for a modern family lifestyle with electric cable for car charging, underfloor heating to the majority of the ground floor and also has an option to be purchased with no onward chain.

Entrance Porch

Upvc obscure glazed entrance door. Tiled floor, double glazed window to the front, ceiling light point. Storage cupboard housing consumer box.

Entrance Hall

Tiled floor, ceiling light points, stairs rise to the first floor.

Cloakroom

W.C., radiator, glass basin, tiled floor and walls, extractor and ceiling light point.

Utility Cupboard

Space and plumbing for washing machine and tumble dryer.

Airing Cupboard

Radiator and shelving.

Guest Bedroom 5 / Reception Room (converted Garage)

Upvc double glazed window to the front aspect, radiator, ceiling spot lights, roof storage.

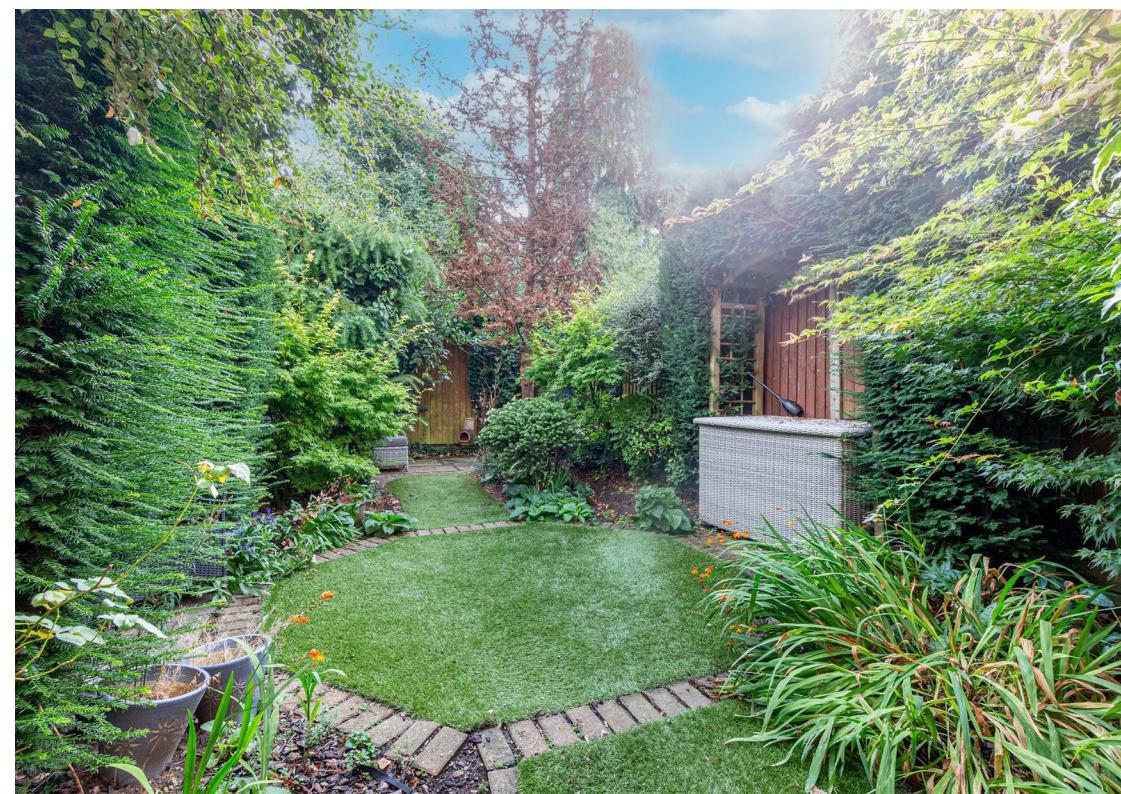
Kitchen

Underfloor heating, recently installed Worcester Bosch boiler. Upvc double glazed patio doors open to the private rear garden. Tiled floor, range of base and wall units, one and a half stainless steel sink and drainer, with water filter attachment. Space and plumbing for dishwasher, space for fridge/freezer, space for electric hob and gas supply as well. Tiled splashbacks and mains sky available. Ceiling spot light and radiator. Walk in cupboard with lighting. Island can be sold as a separate negotiation.

First Floor

Living Room

Brick open fire place with tiled hearth, two UPVC fully opening tilt and turn windows. TV aerial. Laminate floor, ceiling light point and two radiators





Bedroom One

Two Tilt and Turn opening double glazed windows. Hanging and shelving.

En-suite

Bath with Triton shower over, pedestal wash hand basin, low level WC, tiled walls, chrome heated towel rail extractor and ceiling light point.

Landing

Ceiling light point, stairs to 2nd floor.

Bedroom Two

Tiled and turn window, two radiator, built-in wardrobes and ceiling light point.

Shower Room

Corner shower cubicle, wash hand basin, W.C., four ceiling spot lights, ???? Wall mounted heated towel rail and extractor.

Bedroom Three

Double glazed tilt and turn window, radiator, laminate floor and ceiling light point.

Bedroom Four

Double glazed tilt and turn window, radiator, ceiling light point and shower rail.

Landing

Loft access which is partially boarded with light and pull down ladder.

Rear Garden

The rear garden is private and low maintenance laid with astro turf and with mature borders and trees. Patio area, two outdoor plug sockets and two outside taps.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : E

Worcester Council

<https://www.tax.service.gov.uk/check-council-tax-band/property/252221238>

<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).

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.

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.

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.

Property to sell?

If you have a property to sell in Worcester 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 Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

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. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

Broadband

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

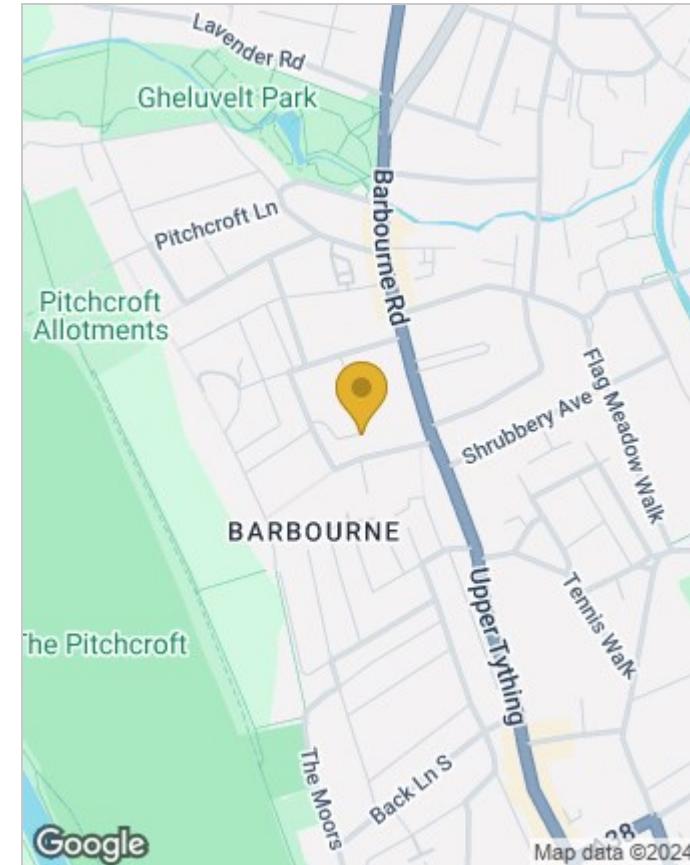
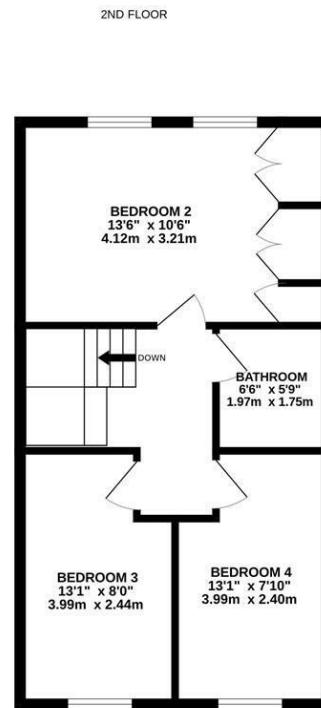
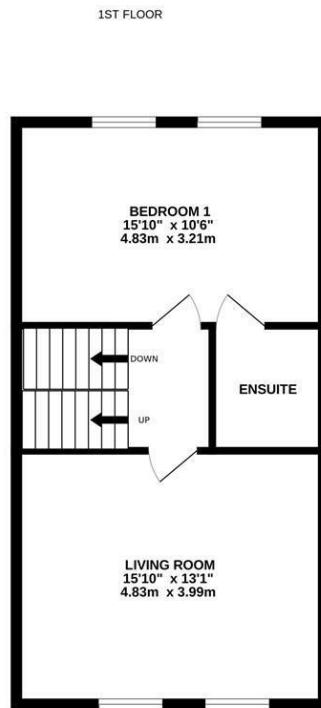
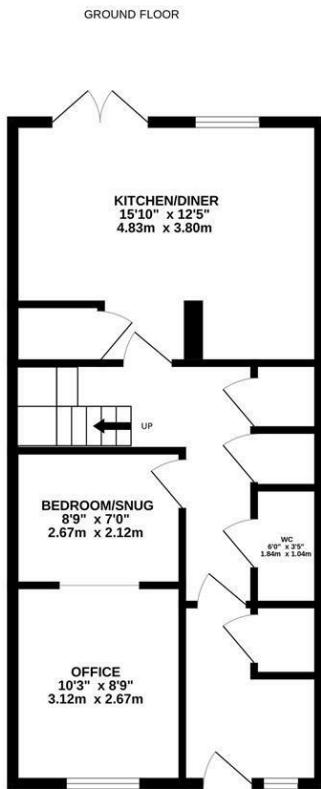
You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<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>



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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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (91-81) | B | | 79 |
| (80-69) | C | | |
| (68-58) | D | | |
| (57-44) | E | | |
| (43-38) | F | | |
| (37-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Viewing

Please contact our PLJ 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.