Philip Laney & Jolly

44 Rainbow Hill, Worcester, WR3 8NL

Asking Price £415,000

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PLJ Worcester are delighted to bring to the market this spacious four-bedroom detached family home occupying a generous plot in the popular WR3 area of Worcester, conveniently positioned within easy reach of the city centre. The property offers excellent family accommodation, substantial gardens and ample off-road parking, making it an ideal home for those looking for space both inside and out.

The accommodation briefly comprises a welcoming entrance hall, fitted kitchen, comfortable living room, separate dining room and bright conservatory overlooking the rear garden. A downstairs shower room provides additional practicality. To the first floor are four well-proportioned bedrooms and a family bathroom, offering plenty of space for a growing family, guests or those requiring home working space.

One of the property's main attractions is the large and expansive rear garden, which extends across several tiers and provides an excellent amount of outdoor space. With generous lawned areas, patio seating areas and raised beds, the garden is ideal for children, entertaining, gardening or simply enjoying the outdoors. The property also benefits from a substantial frontage with front garden, off-road parking for multiple vehicles and a detached garage.

Situated in the highly popular WR3 area, north of Worcester city centre, this property is ideally placed for access to the city and its extensive range of amenities, while also being within convenient reach of local schools, shops and transport links.

With its four bedrooms, spacious accommodation, excellent parking and particularly generous gardens, this represents a superb opportunity to acquire a well-proportioned family home in a convenient location close to Worcester city centre.

Front
Large block paved driveway to the front of the property providing off road parking for multiple vehicles. Access to the detached garage. Gate and block paved path leads to the front door with a patioed front garden either side.

Hallway
Obscure double glazed entrance door and obscure double glazed side panel. Understairs storage. Radiator and two ceiling light points. Stairs rising to first floor. Doors off to:

Living Room
Double glazed sliding doors. Fireplace with gas fire. Radiator and ceiling light point.

Conservatory
Double glazed sliding doors to rear garden and double glazed windows throughout with glass roof. Radiator and ceiling spotlights.

Dining Room
Double glazed French doors to garden and double glazed window to side aspect. Radiator and ceiling light point.

Kitchen/Diner
Double glazed window and obscure double glazed door to front aspect. Kitchen fitted with a range of matching wall and base units with work surface over and breakfast bar. Space for cooker, dishwasher, washing machine, tumble dryer and fridge freezer. Stainless steel sink and drainer with mixer tap. Tiled splashbacks. Radiator and ceiling light point.

Shower Room
Obscure double glazed window to side aspect. Shower cubicle with electric shower, vanity unit with wash hand basin and low level WC. Tiled walls. Radiator and ceiling light point.

First Floor Landing
Double glazed window to front aspect. Loft access. Corner storage cupboard and two ceiling light points.

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

Bedroom Two
Double glazed window to side aspect. Ceiling spotlights and wall light. Radiator.

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

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

Bathroom
Obscure double glazed window to side aspect. Panelled bath, Quadrant shower cubicle with mains fed shower, vanity unit with wash hand basin and low level WC. Tiled splashbacks. Heated towel rail. Extractor fan and ceiling spotlights.

Rear Garden
A large expansive rear garden with multiple tiers. Initial patio seating area with gated side access. Steps lead onto a lawned area with planted borders consisting of trees and shrubs. More steps lead onto a further patio area with planted borders and a path taking you to the top of the garden with raised beds either side. Additional patio seating area at the top then leads onto an open lawned section, planted with a variety of trees and shrubs.

Garage
Detached garage with wooden doors and windows to side aspect. Power.

WR3 Area Summary
Location: Located in the popular WR3 area of Worcester, the property is well placed for local amenities including Gheluvelt Park, a range of supermarkets, and shopping facilities at Blackpole Retail Park, along with a range of independent shops and services. The nearby Worcester Rugby Club further enhances the area's sporting appeal, while Worcester city centre is easily accessible.

Transport: Convenient road links include the A38 and easy access to the M5 motorway (Junction 6). Worcester Foregate Street and Worcester Shrub Hill train stations are within easy reach, offering regular services to Birmingham and London.

Area: WR3 has a well-established residential feel with attractive green spaces and a popular riverside setting, appealing to families and professionals.

Parking
Parking for the property is to the front with detached garage and driveway providing off road parking for multiple vehicles.

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.

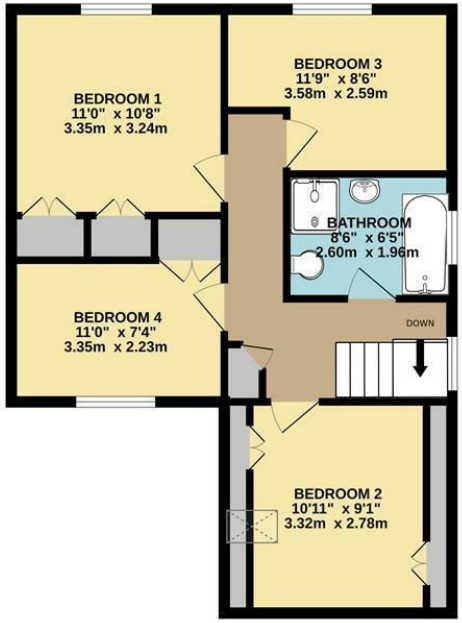
Floorplan
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

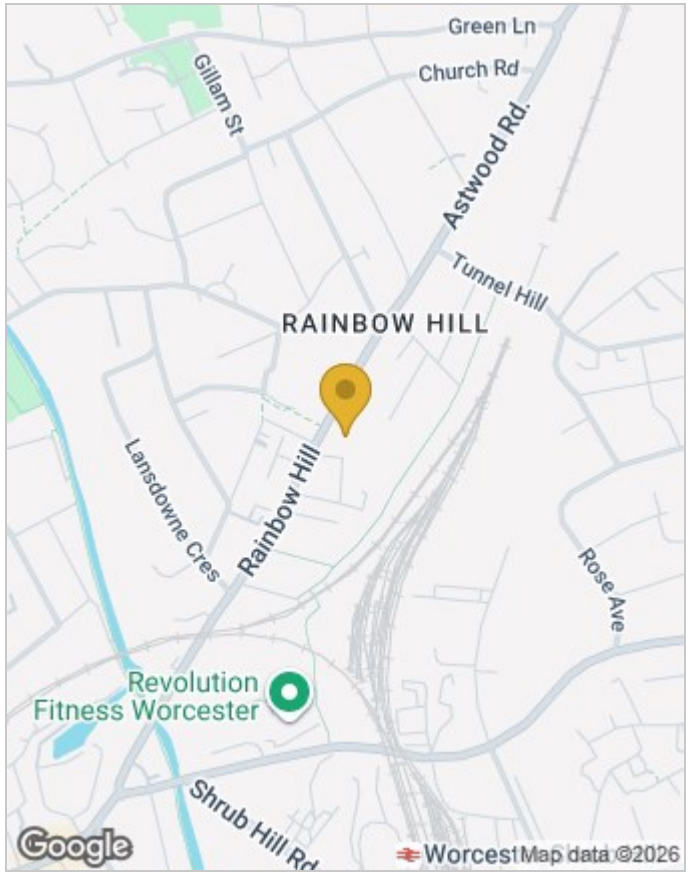
Council Tax Worcester
We understand the council tax band presently to be : C
Worcester Council
https://www.worcester.gov.uk/council-tax
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

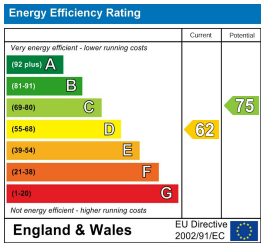
Broadband
We understand currently Full Fibre Broadband is available to order now at this property.
You can check and confirm the type of Broadband availability using the Openreach fibre checker:
https://www.openreach.com/fibre-checker

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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