



110 London Road, Worcester, WR5 2DY  
Guide Price £265,000

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Philip Laney & Jolly Worcester are pleased to present this beautifully presented cottage for sale. The home has been thoughtfully improved and meticulously cared for by the current owners, successfully blending modern comfort with charming original features. Ideally positioned for easy access to the full range of city amenities, the property also benefits from parking to the front.

The accommodation includes an entrance hallway, a stylish downstairs bathroom fitted with a contemporary suite, and a well appointed kitchen with matching wall and base units, Belfast sink, hob and oven. The dining room offers wooden flooring, a feature fireplace and access to a practical cellar space. The living room is warm and inviting, centred around a feature wood burner and opening directly onto a enclosed courtyard.

Upstairs there are two generous double bedrooms, both showcasing vaulted ceilings and exposed beams. The principal bedroom enjoys attractive views towards the Malvern Hills.

Early viewing is strongly recommended.

EPC: E Council Tax Band: B Tenure: Freehold

#### Entrance

Door opens to:

#### Kitchen

Having window to the side aspect. Kitchen is fitted with matching wall and base units, integral fridge, dishwasher, built-in oven with four ring gas hob and chrome extractor over, Belfast style sink and wooden work tops. Door to:

#### Dining Room

Double glazed window to the front aspect. Wooden flooring and beam work to the ceiling. Stairs rising to the first floor landing. Door to stairs leading down to the Cellar.

#### Living Room

Window and door to rear aspect opening to the pleasant courtyard area. This cosy room has a feature wood burner with wooden mantle over and is complemented with stripped wooden flooring and beam work to the ceiling.

#### Inner Hall

Door to side and door to:

#### Bathroom

Obscure double glazed window to the front aspect. Bathroom is fitted with suite comprising 'L' shaped panelled bath, wash basin inset to vanity units and low level WC. Tiled floor and part tiled walls.

#### Cellar

Wall mounted Worcester Bosch central heating system. Power and lighting. Shelving and space and plumbing for washing machine.





### First Floor Landing

Stairs from the dining room lead to the first floor landing.

### Bedroom One

Double glazed window to the rear aspect with views of the Malvern Hills. Vaulted ceiling with beam work and feature fireplace.

### Bedroom Two

Window to the front aspect. Feature fireplace and vaulted ceiling with beam work. Wooden flooring.

### Outside - Front

To the front is a gravelled driveway, with steps down to paved and gravel pathway, with gated side access.

### Outside - Rear

The rear garden, which can be accessed via the living room or gated side access, is a low maintenance enclosed south-facing courtyard area with raised borders and canopy porch.

### Tenure

We understand (subject to legal verification) 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.

### 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.

### Parking

Parking for the property is to the front with a gravelled drive.

### Council Tax Worcester

We understand the council tax band presently to be : B

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.

### 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>

### Broadband

We understand currently that 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/my-products>

### 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 and we would 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.

### Viewings

Strictly by appointment with the Agents. Please call 01905 26664. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.



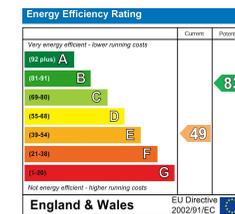
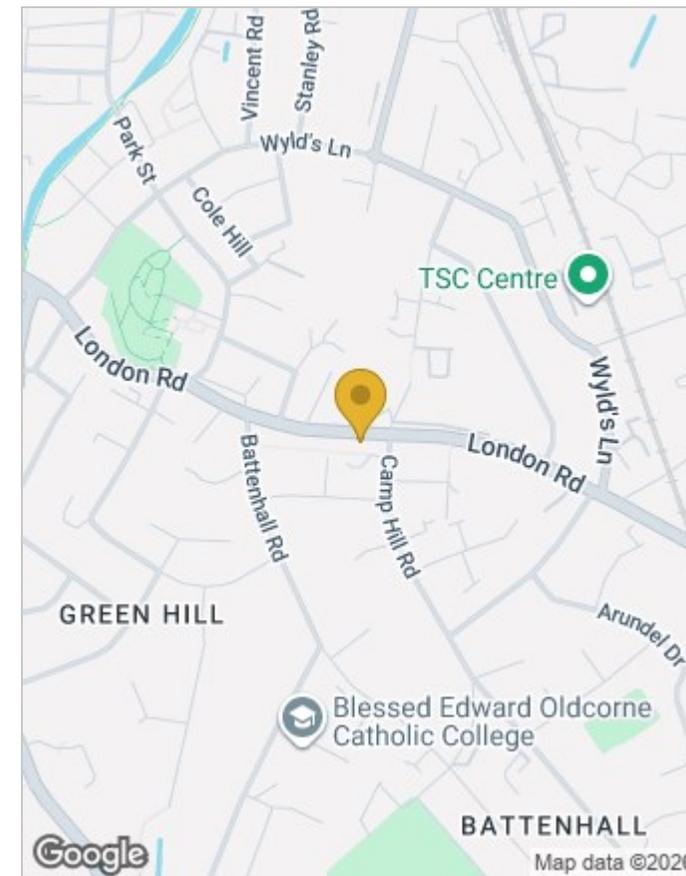
BASEMENT

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.