

Philip Laney & Jolly



60 Homestead Avenue, Worcester, WR4 0DA
Offers over £240,000



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

PLJ Worcester are delighted to present this light and airy three-bedroom house situated in the highly popular residential location of Warndon Villages, Worcester. This property offers easy access to a range of amenities including shops, walks and excellent travel networks such as the M5 motorway and Worcester Parkway station, ideal for commuters.

Upon entering, you are greeted by the very well presented interior which is a feature throughout the property. Downstairs the accommodation comprises of a good sized living room, Kitchen/diner and a spacious conservatory (currently used as a dining room).

Upstairs the property boasts three generous bedrooms, perfect for a growing family or those in need of extra space like a home office or dressing room. The house features a well-maintained bathroom, ensuring added convenience. The light and airy ambiance throughout the property creates a warm and welcoming atmosphere, making it a delightful place to call home.

The property benefits further from off road parking for two vehicles to the front providing convenience and peace of mind for homeowners with multiple cars.

Don't miss the opportunity to own this spacious and very well presented home that offers comfortable living accommodation in a desirable location.

Hall

Ceiling light point. Radiator. Stairs rising to first floor. Door to:

Lounge

Double glazed window to front aspect. Understairs storage cupboard. Electric fire. Ceiling light point. Radiator.

Kitchen/Diner

Double glazed window. Matching wall and base units with work surface on top. Integrated dishwasher, cooker and hob with extractor over. Space for washing machine and fridge freezer. Stainless steel sink and drainer. Tiled floor. Tiled splashbacks. Spot lights. Radiator. Door to conservatory.

Conservatory

Double glazed windows around. Double glazed French doors to rear garden. Spot lights.

Landing

Loft Hatch. Ceiling light point. Doors off to:

Bedroom One

Double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom Two

Double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom Three

Double glazed window to rear aspect. Ceiling light point. Radiator.

Bathroom

Obscure double glazed window to front aspect. Panelled 'pear' shaped bath with electric shower, wash hand basin atop vanity unit and low level WC. Extractor fan. Tiled splashbacks. Airing cupboard. Heated towel rail. Ceiling light point.





Rear Garden

Secure with timber panel fencing with gated side access. Low maintenance rear garden with patio and artificial grass.

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.

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.

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 as Flying 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.

Parking

Parking for the property is via the two allocated spaces to the front.

Broadband

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

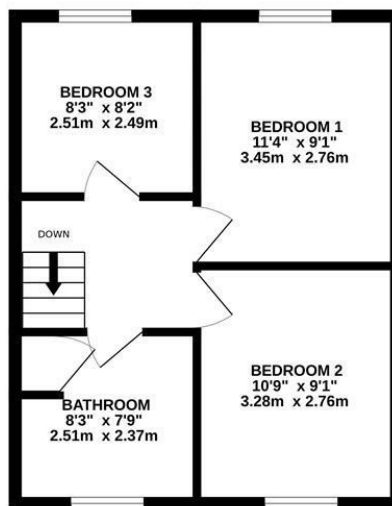
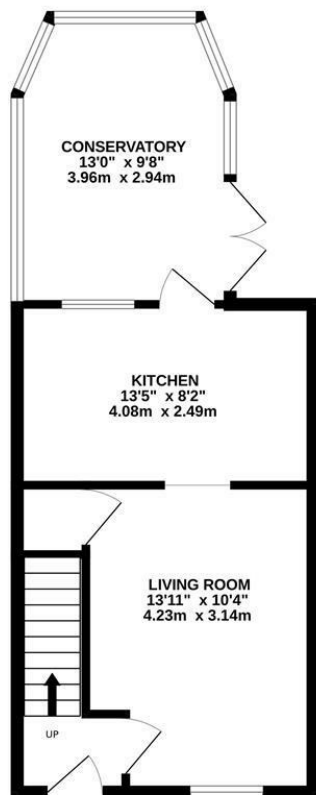
You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

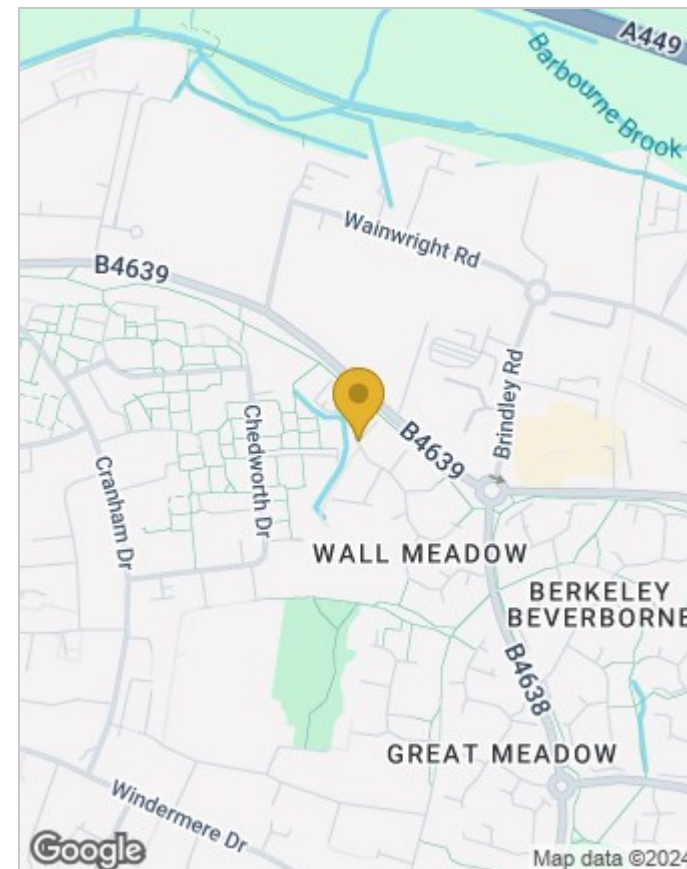
Mobile Coverage

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		88
(81-91) B		
(69-80) C	73	
(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

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