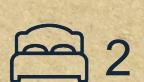




21 St. Dunstans Crescent, Worcester, WR5 2AF  
Guide Price £350,000



D

Philip Laney & Jolly welcome to the market this detached bungalow nestled in the sought after area of Battenhall, St Dunstans Crescent. The property presents a rare opportunity to acquire a delightful home offering comfort, practicality, and peaceful surroundings whilst inviting cosmetic improvements to create a space tailored to your own style.

The property features two generous double bedrooms, ideal for couples, small families, or those looking to downsize without compromise. Upon entering, you are greeted by a bright and spacious living room that provides an excellent setting for both relaxation and entertaining. The well designed kitchen offers convenience and functionality, while the sun room overlooks the pleasant rear garden and fills the home with natural light throughout the day, creating a warm and welcoming atmosphere.

A bathroom serves the property, and gas central heating ensures year round comfort. The absence of an onward chain allows for a smooth and straightforward purchase, adding further appeal for those seeking an efficient move.

Conveniently located close to Worcester city centre, the bungalow benefits from easy access to a wide range of shops, restaurants, and local amenities. The surrounding neighbourhood is known for its friendly community and calm environment, making it a wonderful place to settle.

This is a rare opportunity to purchase in a highly desirable location, combining lifestyle, convenience, and potential. Early viewing is strongly recommended.

EPC: D Council Tax Band: C Tenure: Freehold

#### **Entrance Hallway**

Feature wooden parquet flooring. Radiator.

#### **Kitchen**

Double glazed window and single double glazed frosted door into the sun room. Fitted with a range of wall and base units, electric oven and grill built in, electric four ring hob and extractor fan. Tiled flooring. Radiator with thermostat.

#### **Living Room**

Feature double glazed bay window to front aspect. Gas fire. Carpet flooring. Two radiators with thermostat.

#### **Bedroom One**

Large bedroom with double glazed window to front aspect. Radiator with thermostat. Carpet flooring.

#### **Bedroom Two**

Double glazed window to rear aspect. Radiator with thermostat. Carpet flooring.

#### **Garden/Sun Room**

Glazed windows and roof with tiled flooring.





#### Bathroom

Double glazed window to rear aspect. Panelled bath, low level WC and wash hand basin. Carpet flooring. Storage cupboard housing combination boiler.

#### Outside

Laid to lawn, patio areas and a range of planted areas. Side access to the front with timber fencing surrounding the garden.

#### Parking

The property has the potential to create off road parking to the front for a small to medium vehicle. There is also on road parking in front of the property.

#### 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 that Full Fibre Broadband is available to order 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>

#### 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>

#### 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.

#### 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.

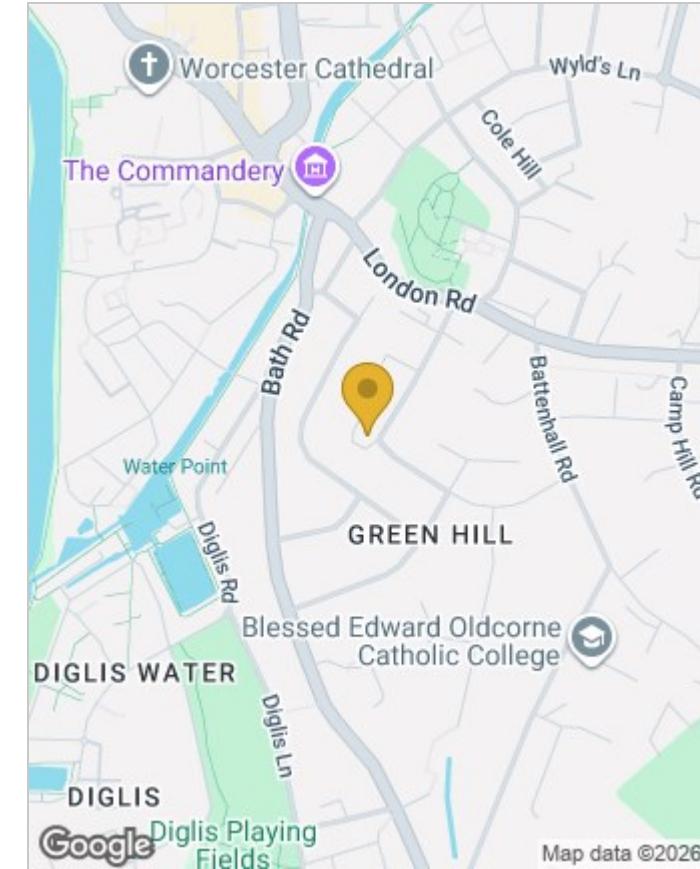
#### Viewings

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

GROUND 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 and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Prospect
Very energy efficient - lower running costs			
(02 plus)	A		
(01-01)	B		76
(00-00)	C		
(55-49)	D		
(39-34)	E		
(21-18)	F		
(11-09)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

## 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.