



40 Comer Gardens, Worcester, WR2 6JG
Asking Price £250,000



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

Philip Laney & Jolly Worcester welcome to the market 40 Comer Gardens. Located in the popular area of St Johns, this semi detached three-bedroom house is a perfect property for those seeking a family home with potential. The property offers two inviting reception rooms, a kitchen, and even a cellar - ideal for storage or conversion. Upstairs, you'll find three bedrooms and a bathroom.

With double glazing and gas central heating, this home offers comfort and convenience. Outside, the extensive front gardens provide a private setting, along with ample parking for your vehicles. To the rear, a courtyard area awaits, complete with a handy metal storage/workshop - perfect for hobbies or extra storage space.

This property comes with the added benefit of no onward chain, making the buying process smoother. Situated in a highly convenient location, you'll have easy access to all amenities and services. Don't miss out on the opportunity to transform this house into your ideal home.

Entrance Hall

Obscure double glazed door opening to the side aspect. Stairs rise to the first floor, radiator, ceiling light point and doors to both reception rooms, cellar and kitchen.

Living Room

Double glazed window to both side aspects, wooden fire surround, stone hearth and mantle with gas fire inset.

Dining Room

Double glazed window to the front and side aspect. Gas fire with brick fireplace and slate hearth. Radiator and ceiling light point.

Kitchen

Double glazed window to the rear. Base units with worksurfaces over, space and plumbing for washing machine, space for cooker, tiled splashbacks, ceiling strip light, vinyl flooring. Radiator and double glazed window to the rear aspect. Obscure UPVC door opening to the rear courtyard.

Cellar

Landing

Double glazed window to the side aspect, access to the loft and ceiling light point.

Bedroom One

Double glazed window to the side aspect, radiator, ceiling light point, built in cupboard housing Worcester combination boiler.

Bedroom Two

Double glazed window to the front and side aspect, ceiling light point and radiator.





Bedroom Three

Accessed from the bathroom. Double glazed window to the rear aspect, radiator and ceiling light point.

Bathroom

Obscure double glazed window to the side aspect, bath, WC, pedestal wash hand basin, ceiling light point and radiator

Rear Garden

Low maintenance courtyard area with enclosed area and outside WC (not used). Metal shed/workshop and gated access to the front.

Front Of Property

Extensive tarmac driveway providing ample parking, gravelled area to the side plus gravelled borders. Lawned area and enclosed by timber panel fencing.

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 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>

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 private with extensive private driveway.

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.

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.

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.

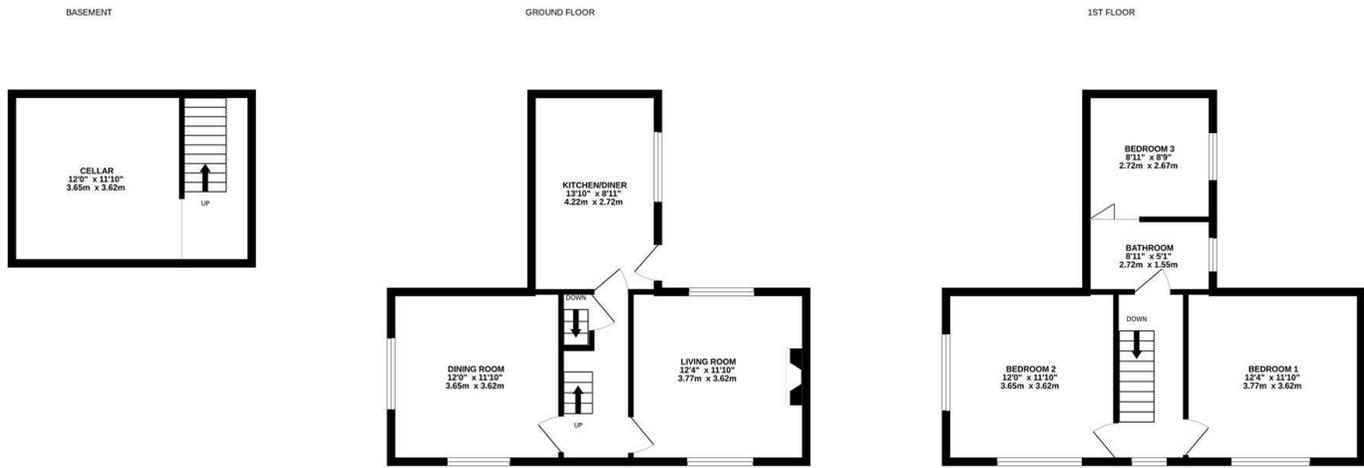
Tenure Freehold

We understand that the property is offered for sale Freehold.

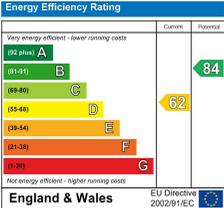
Verifying ID

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.





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.