



11 Perry Wood Close, Worcester, WR5 1EJ  
Offers Over £250,000

3 1 1 E

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

PLJ Worcester are pleased to bring to the market this three-bedroom semi-detached house which presents an excellent opportunity for those looking to create their ideal home. Located just south of Worcester's vibrant city centre in Perry Wood Close, this property is ideally situated in a popular residential neighbourhood, making it perfect for families and professionals alike.

As you enter the home, you will find a welcoming entrance hall leading into the living room with a feature bay window offering a comfortable space for relaxation and entertaining. Additionally downstairs is a good sized dining room and separate kitchen.

The three well-proportioned bedrooms provide ample accommodation, with the main bedroom boasting a delightful outlook towards the picturesque Malvern Hills, a feature that is sure to inspire and uplift.

While the property is in need of modernisation, this presents a unique chance for buyers to personalise and enhance the space to their own taste and style. This house can be transformed into a stunning family residence that reflects your individual preferences.

The property is within convenient access to local amenities, schools, and transport links, ensuring that everything you need is within easy reach. Whether you are looking to invest in a property with potential or seeking a family home to make your own, this semi-detached house in Perry Wood Close is a great choice.

EPC: E Council Tax Band: C Tenure: Freehold

## Hall

Obscure double glazed entrance door. Electric heater. Ceiling light point. Stairs rising to first floor. Doors off to:

## Living room

Double glazed window to front aspect. Electric heater. Ceiling light point. Double doors to dining room.

## Dining room

Double glazed sliding doors to garden. Electric heater. Ceiling light point.

## Kitchen

Double glazed window to rear. Obscure double glazed door to rear garden. Electric heater. Ceiling light point. Matching wall and base units with work surface on top. Space for cooker, washing machine and fridge/freezer. Stainless steel sink and drainer. Tiled splashbacks.

## Landing

Double glazed window to side aspect. Ceiling light point. Access to spacious loft with solid wood flooring and lighting, providing ample storage. Doors off to:

## Bedroom One

Double glazed bay window to front aspect. Ceiling light point. Electric heater. Built in wardrobes. Outlook to the Malvern Hills.

## Bedroom Two

Double glazed window to rear aspect of the garden and Perry Wood Nature Reserve. Ceiling light point. Electric heater. Built in cupboards and airing cupboards.

## Bedroom Three

Double glazed window to front aspect. Electric heater. Ceiling light point.





## Bathroom

Obscure double glazed window to rear aspect. Ceiling light point. Panelled bath with electric shower. Pedestal wash hand basin and low level WC. Tiled splashbacks.

## Rear Garden

Wide passageway links the back garden to the front driveway. A coal shed accessed from outside provides storage and houses electric meters. Secure with timber panelled fencing. Patio seating area with steps leading up to lawned area with planted borders and path leading up to outbuilding.

## Front Garden

Small front garden alongside the generous driveway.

## Outbuilding

In need of repair. Double doors leading on to Perry Wood.

## 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).

## 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.

## 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.

## Services

Mains electricity, 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 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 driveway to the front.

## Broadband

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

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

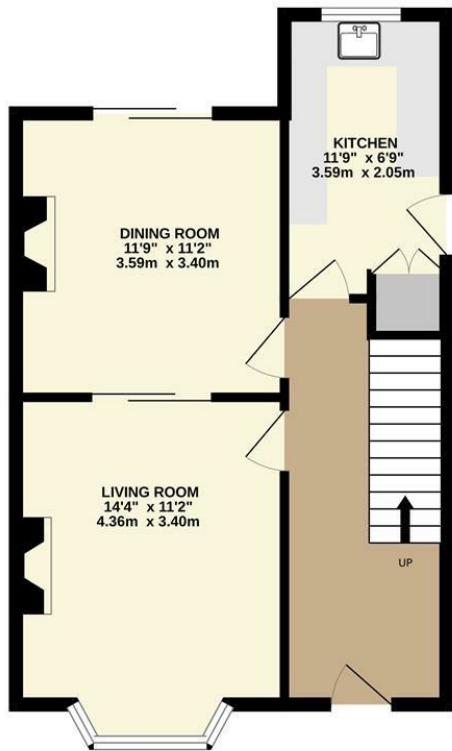
<https://www.openreach.com/fibre-checker>

## Mobile Coverage

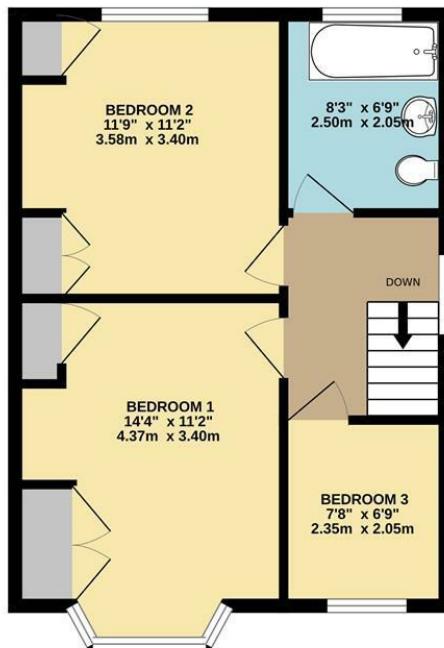
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## GROUND FLOOR



## 1ST FLOOR

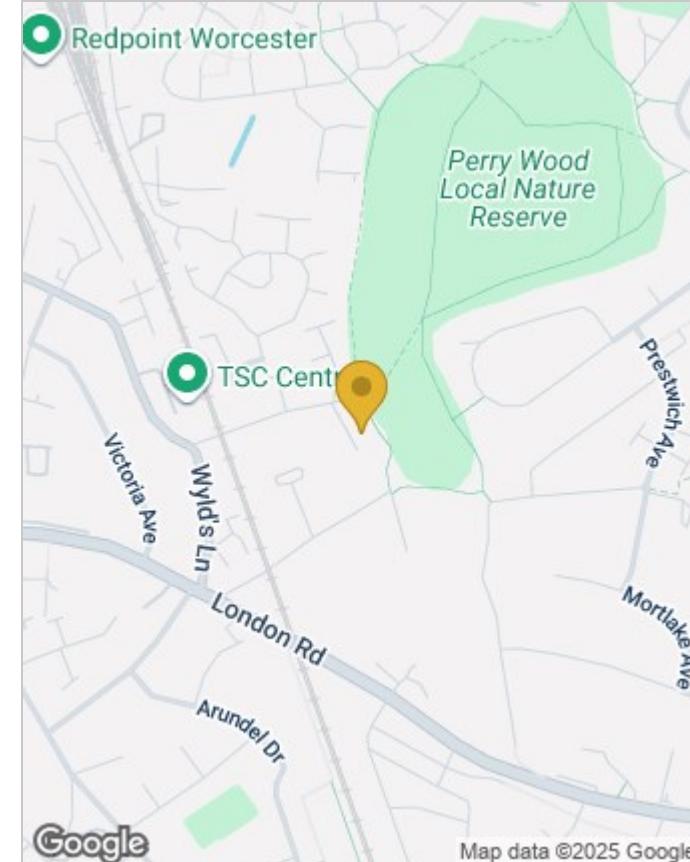


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		39
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	