

Philip Laney & Jolly



4 Winnington Close, Worcester, WR6 6LU  
Guide Price £290,000



PLJ Worcestershire are delighted to bring to the market nestled in the wonderful rural village of Clifton-On-Teme, this spacious three-bedroom terraced house on Winnington Close offers a delightful blend of modern living and village charm. The property boasts an inviting open-plan downstairs layout, perfect for both relaxation, families and entertaining. The modern kitchen is well-equipped, making it a joy for any home cook.

With three good sized bedrooms, this home provides ample space for families or those seeking extra room for guests or a home office. The family bathroom and downstairs WC add convenience, ensuring that morning routines run smoothly for everyone.

Situated in a highly popular village, this property benefits from being within the catchment for reputable local schools, making it an ideal choice for families. The surrounding countryside offers picturesque views and a peaceful lifestyle, while still being within easy reach of Worcester's amenities.

This property is not just a home; it is a lifestyle choice, combining the tranquility of village life with the comforts of modern living. Whether you are looking to settle down or invest in a property with great potential, this residence is certainly worth considering.

EPC: D Council Tax Band: C Tenure: Freehold

**Hall**

Obscure double glazed entrance door. Radiator. Ceiling light point.

**WC**

Obscure double glazed window to front aspect. Radiator. Ceiling light point. Wall mounted wash hand basin and low level WC.

**Living room**

Double glazed window to front aspect. Two ceiling light points. Radiator. Understairs storage cupboard.

**Kitchen/diner**

Double glazed French doors to rear garden. Double glazed window to rear aspect. Two ceiling light points. Radiator. Modern wall and base units with work surface on top. Space for fridge freezer and washing machine. Integrated dishwasher. Two cookers and hob with extractor over. Stainless steel sink.

**Landing**

Ceiling light point. Radiator. Loft access. Airing cupboard. Storage cupboard.

**Bedroom one**

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

**Bedroom two**

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

**Bedroom three**

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

**Bathroom**

Obscure double glazed window to rear aspect. Ceiling light point. Radiator. Panelled bath with electric shower. Wash hand basin atop vanity unit. Low level WC. Tiled splashbacks.

**Rear garden**

Secured with timber panel fencing. Hard landscaping with feature pond. Patio seating area and stones with planted borders. Gated access to rear with alleyway to the front.

**COUNCIL TAX MHDC**

We understand the council tax band presently to be : C  
Malvern Hills District Council  
<https://www.tax.service.gov.uk/check-council-tax-band>  
(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.

Solar Panels are owned by the property

## Tenure Freehold

We understand that the property is offered for sale Freehold.

Please note there is annual service charge of £114 per annum.

## 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.

## Viewings

Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

## Broadband

We understand currently Fibre to the Cabinet 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>

## Parking

Parking for the property is two off-road parking spaces.

## 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>

EE- Variable (outdoor only)

O2- Variable in-home, good outdoor

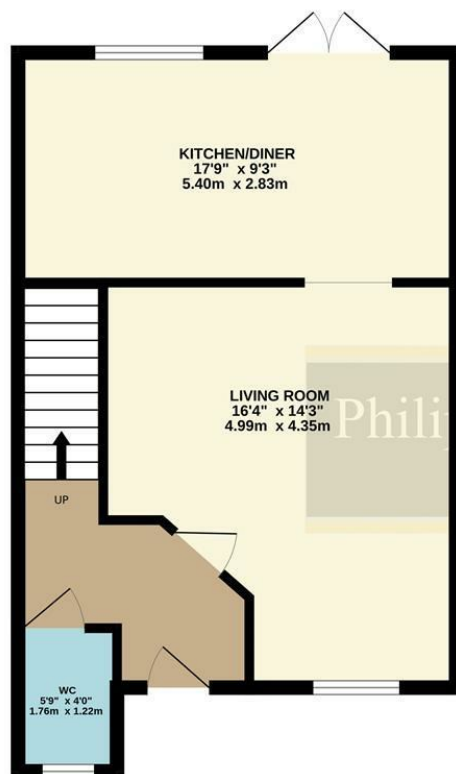
Three- Variable (outdoor only)

Vodafone- Good (outdoor only)

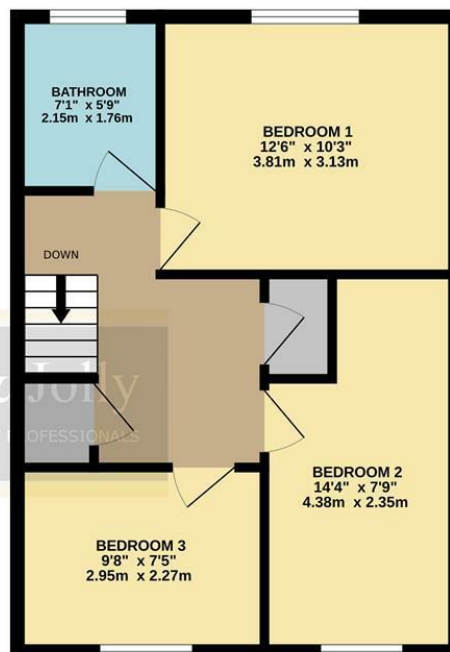
## What Three Words

Alongside Tests Worms

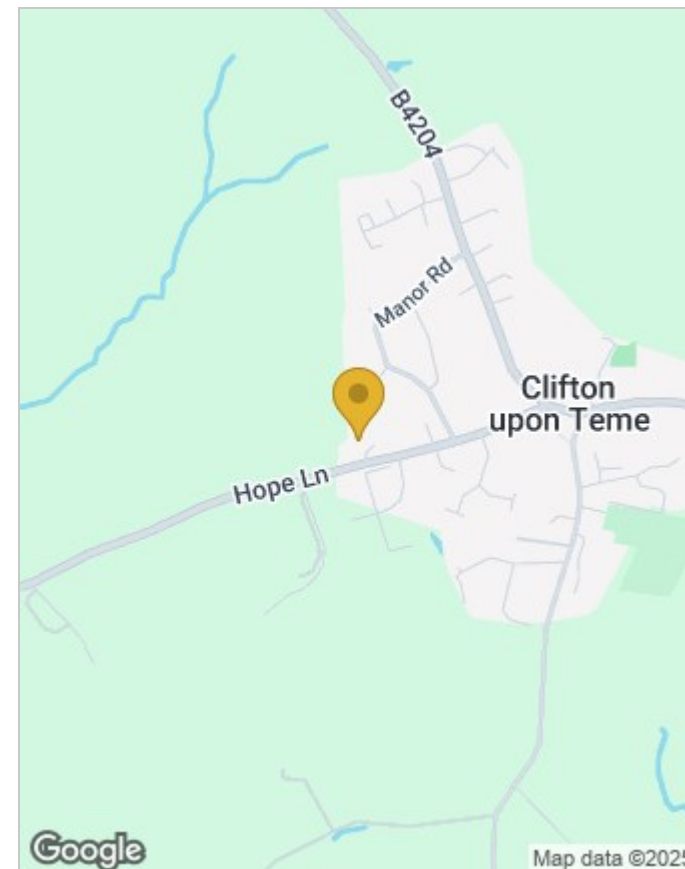
GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	68	72
E (39-54)		
F (21-38)		
G (1-20)		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.