



138 Sentinel Close, Worcester, WR2 5FD
Asking Price £290,000

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Philip Laney & Jolly Worcester are delighted to present this modern semi detached family home nestled in the popular area of Sentinel Close, Worcester, offering an excellent blend of comfort and convenience. With three bedrooms, including a main bedroom with an ensuite shower room, this property is ideal for families seeking both space and privacy.

Upon entering, you are welcomed into an inviting living room that creates a warm and comfortable atmosphere, perfect for relaxing or entertaining guests. The heart of the home is the kitchen diner, which offers generous space for family meals and social gatherings. Thoughtfully designed under stairs storage helps keep the home tidy and well organised.

The property benefits from two well appointed bathrooms, including a family bathroom that meets the needs of everyday living. A downstairs WC further enhances convenience for residents and visitors alike.

Outside, the private rear garden provides a peaceful retreat, ideal for enjoying sunny afternoons or hosting barbecues with friends and family. The home also offers parking and a garage, ensuring secure storage and easy access.

In summary, this three bedroom semi detached house on Sentinel Close represents a fantastic opportunity to purchase a modern family home in a popular and convenient location. With its practical layout and excellent features, it is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this lovely property your new home.

Hallway

Obscure double glazed entrance door. Ceiling spotlights and radiator. Stairs rising to first floor.

Living Room

Double glazed windows to front and side aspects. Radiator and two ceiling light points.

Kitchen/Diner

Double glazed window to rear aspect and double glazed French doors to rear garden. Understairs storage cupboard. Kitchen fitted with a range of modern wall and base units with granite worktop over. Integrated double oven and hob with extractor over. Space for fridge freezer, washing machine and dishwasher. One and half bowl stainless steel sink with mixer tap. Upstand splashbacks.

WC

Obscure double glazed window to front aspect. Spotlight and radiator. Pedestal wash hand basin and low level WC. Tiled splashbacks.

First Floor Landing

Storage cupboard. Ceiling spotlights. Doors off to:

Bedroom One

Double glazed window to front aspect. Radiator and ceiling light point. Built-in wardrobes.

En-Suite

Obscure double glazed window to side aspect. Double shower tray with mains fed shower, pedestal wash hand basin and low level WC. Extractor fan. Radiator and ceiling light point. Tiled splashbacks.

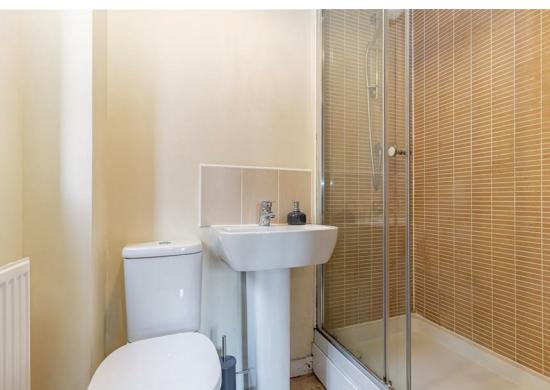
Bedroom Two

Double glazed window to rear aspect. Radiator and ceiling light point.

Bedroom Three

Double glazed window to rear aspect. Radiator and ceiling light point. Loft access.





Bathroom

Obscure double glazed window to front aspect. Panelled bath with shower attachment, pedestal wash hand basin and low level WC. Tiled splashbacks. Heated towel rail. Extractor fan and ceiling light point.

Garage

Up and over door. Obscure double glazed side door to garden. Light and power.

Rear Garden

Secure with timber panel fencing. Low maintenance rear garden with patio seating areas at either end with artificial turf in between and borders on both sides. Gated access to driveway. Door into the garage.

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 now 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>

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.

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 private driveway.

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.

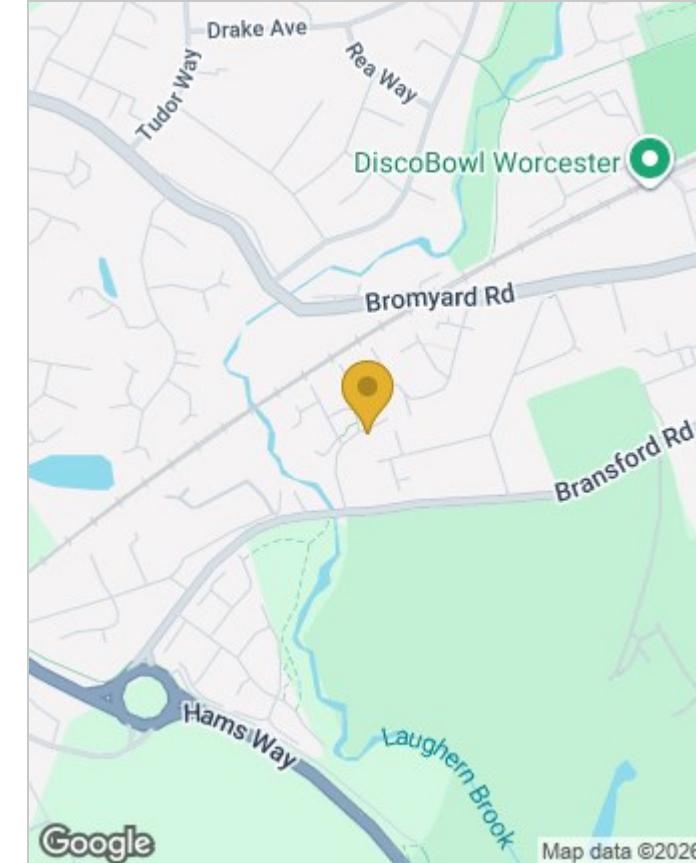
GROUND FLOOR

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 surveyor has not tested any of the services or equipment 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			
(91-100)	A	77	82
(81-90)	B		
(70-79)	C		
(60-69)	D		
(50-59)	E		
(40-39)	F		
(30-29)	G		
No energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/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.