



123 Main Road, Kempsey, WR5 3LQ  
Guide Price £275,000



Philip Laney & Jolly Worcester present this beautifully maintained three bedroom family home, set within a courtyard in the sought after village of Kempsey, just south of Worcester. The property offers excellent access to local amenities, the city centre, and Junction 7 of the M5 motorway, making it ideal for commuters and families alike.

Deceptively spacious and finished to a high standard throughout, the accommodation includes three well proportioned bedrooms, with an ensuite to the main bedroom and a modern family bathroom. The ground floor comprises an inviting entrance hall, a contemporary kitchen breakfast room fitted with a range of stylish wall and base units, a downstairs WC, and a generous living and dining room with patio doors opening onto the rear garden, creating a bright and welcoming family space.

To the front, the property benefits from off road parking for several vehicles. The enclosed rear garden is mainly laid to lawn with planted borders and outside lighting, and can be accessed via a side gate as well as directly from the living area, providing a private and secure outdoor setting ideal for entertaining or family use.

EPC: C Council Tax Band: C Tenure: Freehold

#### **Entrance Hallway**

Tiled floor with doors leading into downstairs WC and kitchen.

#### **WC**

Obscure window to front aspect. Low level WC and corner wash hand basin. Radiator with thermostat.

#### **Kitchen Diner**

Double glazed window to front aspect and double glazed window to side. Range of wall and base units, space and plumbing for washing machine, dishwasher, space for freestanding fridge freezer. Electric oven and four ring gas hob, stainless steel sink and stainless steel extractor fan. Tiled flooring. Combination boiler.

#### **Living Room**

Double doors to garden and double glazed window to garden. L shaped storage cupboard under stairs. Radiator with thermostat. Wood flooring.

#### **First Floor Landing**

Doors to all first floor rooms

#### **Bedroom One**

Double glazed window to the front aspect. Wood laminate flooring. Built-in wardrobe. Door leading to:

#### **Ensuite**

Obscure double glazed window. Low level WC, wash hand basin and cube shower with mixer shower from boiler. Tiled walls in shower. Tiled flooring and radiator with thermostat.





#### **Bedroom Two**

Double glazed window to rear aspect. Built-in wardrobe. Carpet flooring. Radiator with thermostat.

#### **Bedroom Three**

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

#### **Bathroom**

Obscure double glazed widow. Low level WC, panelled bath, and wash hand basin. Radiator. Tiled walls and floors.

#### **Outside**

Garden laid mostly to lawn with side access to alley way and enclosed by timber panel fencing. To the front of the property the bloc paved driveway provides ample parking and accommodates a large wooden shed ideal for storage,

#### **Parking**

The property benefits from off road parking.

#### **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 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).

#### **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>

#### **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>

#### **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.

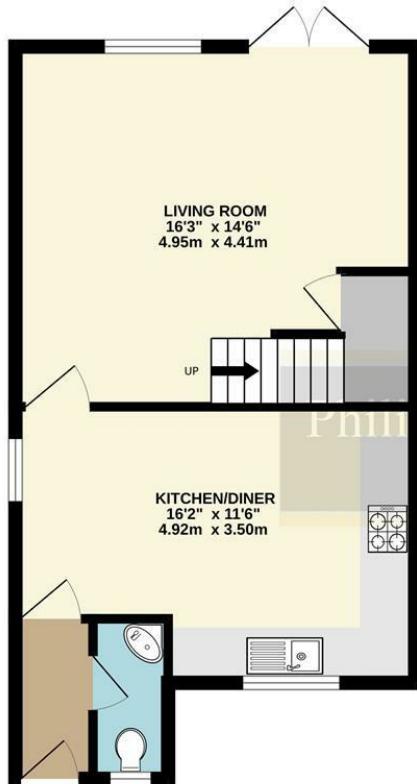
#### **Verifying ID**

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.

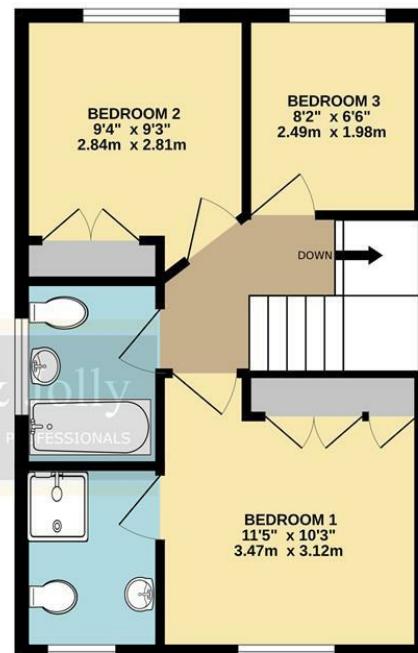
#### **Viewings**

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.

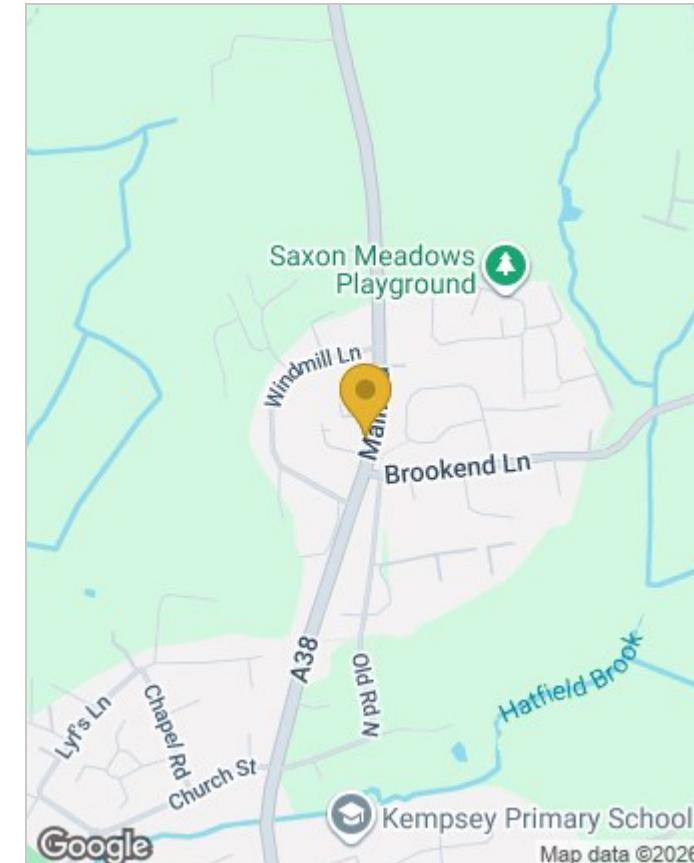
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features and their operability 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			
(92-100)	A	76	81
(89-80)	B		
(85-84)	C		
(83-82)	D		
(78-77)	E		
(74-73)	F		
(70-69)	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.