Philip Laney & Jolly

17 Smiths Avenue, Worcester, WR2 4JX

Guide Price £260,000

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Philip Laney & Jolly
THE PROPERTY PROFESSIONALS

PLJ Worcester are delighted to bring to the market this three-bedroom semi-detached house situated in the popular residential area of Smiths Avenue, Worcester. This property presents an excellent opportunity for families and first-time buyers alike with it being ideally situated on the west side of the river, offering a peaceful residential environment while remaining within walking distance of local amenities, ensuring convenience for everyday living.

Upon entering, you will find a well-proportioned layout with space and light, making it a welcoming home. Downstairs is an open plan Living/Dining room and separate kitchen. Upstairs the three bedrooms provide ample accommodation, perfect for a growing family or those needing extra space for guests or a home office.

With its prime location, good sized living areas, and the added benefit of no onward chain, this property on Smiths Avenue is a fantastic choice for anyone looking to establish themselves in Worcester.

EPC: C Council Tax Band: C Tenure: Freehold

Hall
Entrance door. Ceiling light point. Radiator. Stairs rising to first floor.

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

Dining room
Double glazed French doors. Ceiling light point. Radiator.

Kitchen
Double glazed window to rear aspect. Double glazed door to the driveway. Ceiling light point. Matching wall and base units with work surface. Integrated cooker and hob with extractor over. One and a half bowl stainless steel sink and drainer. Tiled splashbacks. Space for fridge freezer and washing machine. Storage cupboard.

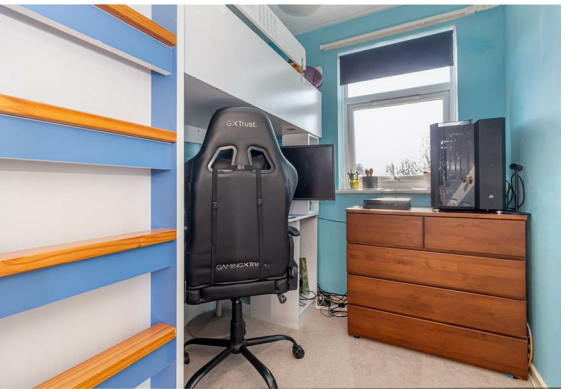
Landing
Obscure double glazed window to side aspect. Loft hatch. Ceiling light point. Storage cupboard.

Bedroom one
Double glazed window to rear aspect. Ceiling light point. Radiator. Built-in wardrobes.

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

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

Bathroom
Obscure double glazed window to side aspect. Extractor fan. Ceiling light point. Heated towel rail. Panelled bath with shower over. Low level WC. Wash hand basin. Ceiling light point. Tiled splashbacks and floor.



Rear garden
Secure with timber panelled fencing and wall. Patio seating area and lawn area. Gated side access.

Garage
Double glazed window. Up and over door. Side entrance door.

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, 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.

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.

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.

Parking
Parking for the property is via the driveway to the front.

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

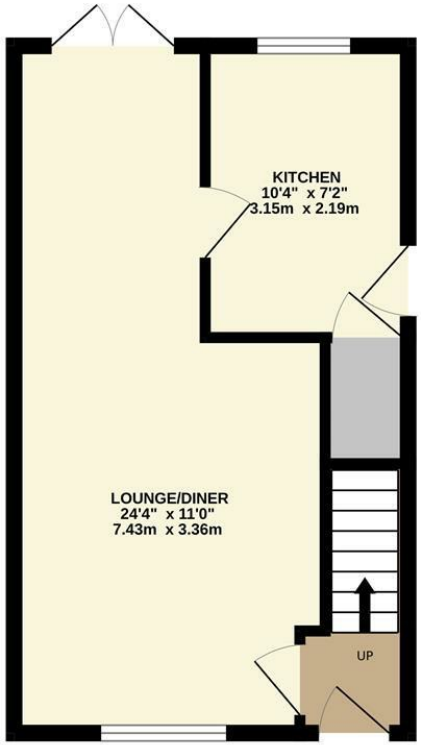
You can check and confirm the type of Broadband availability using the Openreach fibre checker:

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

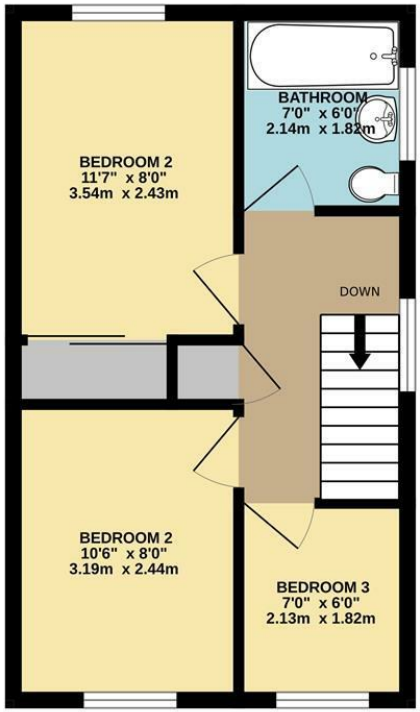
Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

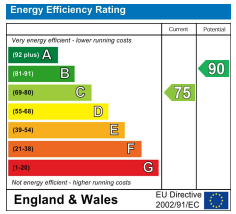
https://checker.ofcom.org.uk/en-gb/mobile-coverage

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.

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