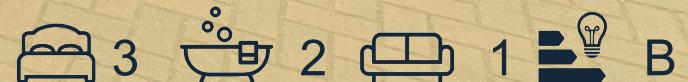




54 Dalziel Drive, Worcester, WR5 2QY  
Offers over £315,000



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

Philip Laney & Jolly present to the market a well-presented three-storey townhouse that is perfect for those seeking comfort and style. Situated in the popular residential cul de sac Dalziel Drive this property provides deceptive living space with three double bedrooms.

As you step inside, you'll be greeted by a spacious living room with built-in storage. The kitchen diner is a culinary delight, complete with a utility area and a convenient WC with doors opening to the private rear garden.

Venture upstairs to find three good-sized bedrooms, including a main bedroom with an en-suite and dressing area to the main bedroom situated on the second floor, offering a touch of luxury and privacy.

Outside, a private rear garden beckons for al fresco dining or simply unwinding under the sun. With access to two parking spaces, convenience is at your doorstep in this popular residential area.

#### Entrance

Composite front door with obscure double glazed side panel.

#### Hall

Stairs to first floor landing and radiator.

#### Living Room

Double glazed windows to the front and side aspect. Ceiling light point and radiator. Understairs cupboard with light.

#### Kitchen with Dining Area

Double glazed window to the side. Cream wall and base units. Integrated fridge freezer, double oven, hot point hob, integrated dishwasher, worksurfaces over, chrome hood, one and half sink and drainer. Chrome ceiling spot lights. Vinyl flooring. Double glazed patio door with double glazed side panels to the rear garden.

#### Cloakroom

Low level W.C., wall mounted wash basin. Extractor, ceiling light point and radiator.

#### Utility

Space and plumbing for washing machine. Logic boiler and radiator. Worksurfaces.

#### First Floor Landing

Ceiling light point. Door to all bedrooms.

#### Bedroom Two

Two double glazed windows to the front aspect. Radiator, ceiling light point and built in storage cupboard.

#### Bedroom Three

Double glazed windows to the side and rear aspects. Radiator, ceiling light point and built in storage cupboard / wardrobe.

#### Bathroom

Obscure double glazed window to the rear aspect. Panelled bath, shower cubicle, low level W.C., wash hand basin, ceiling light point and wall mounted heated towel rail.

#### Bedroom One

Double glazed window to the front, radiator, ceiling light point, two wall lights.

#### Dressing Area

Radiator, mirror fronted wardrobes, two ceiling light points and loft access hatch.

#### Ensuite

Double glazed window to the rear aspect. Radiator, low level W.C., pedestal wash hand basin and ceiling light point. Shower cubicle.





#### Rear Garden

Large patio area. The garden is mainly laid to lawn with borders and wooden Shed. Enclosed by timber panel fencing and brick walling with gated side access to the parking area.

#### Parking

Two parking spaces

#### 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.

#### 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.

#### 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.

#### 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.

#### COUNCIL TAX WYCHAVON

We understand the council tax band presently to be : D

#### Council Tax Band :

<https://www.gov.uk/council-tax-bands>

Wychavon District Council

<https://www.tax.service.gov.uk/check-council-tax-band/property/9670023000>

<https://www.wychavon.gov.uk/benefits-and-council-tax/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.

#### 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.

#### Broadband

We understand currently Ultrafast Full Fibre Broadband (also known as fibre to the premises) is available at this property.

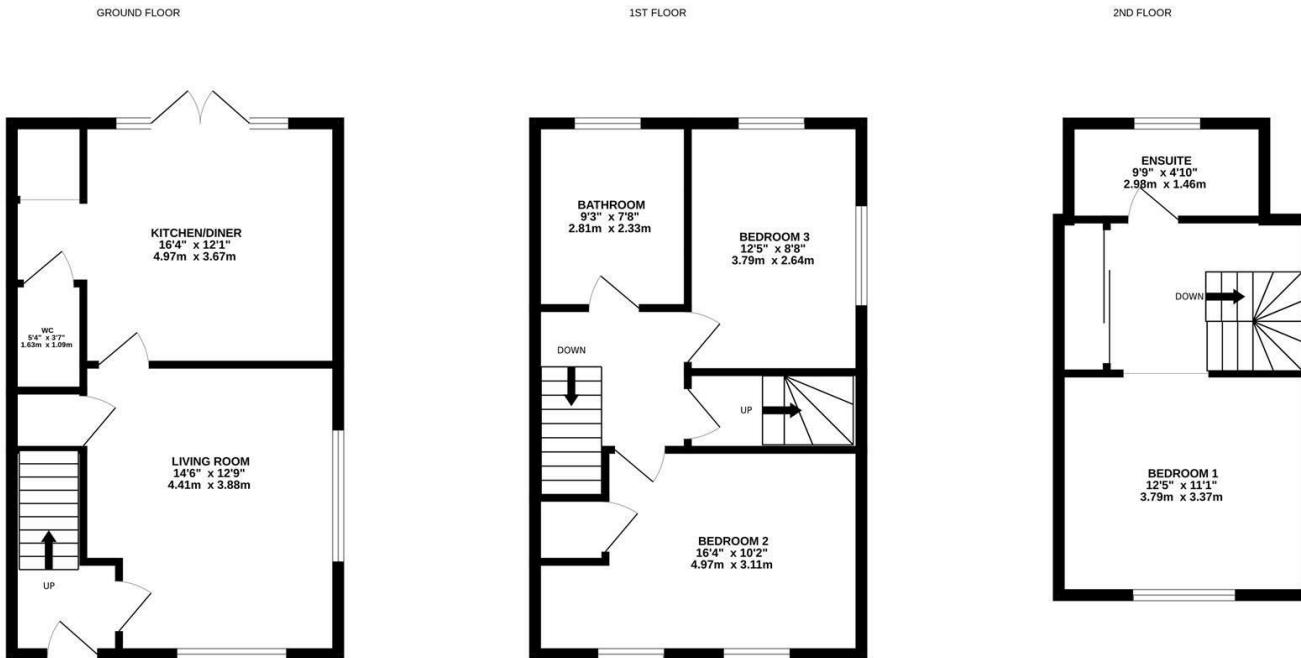
You can check and confirm the type of Broadband availability using the Openreach fibre checker

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

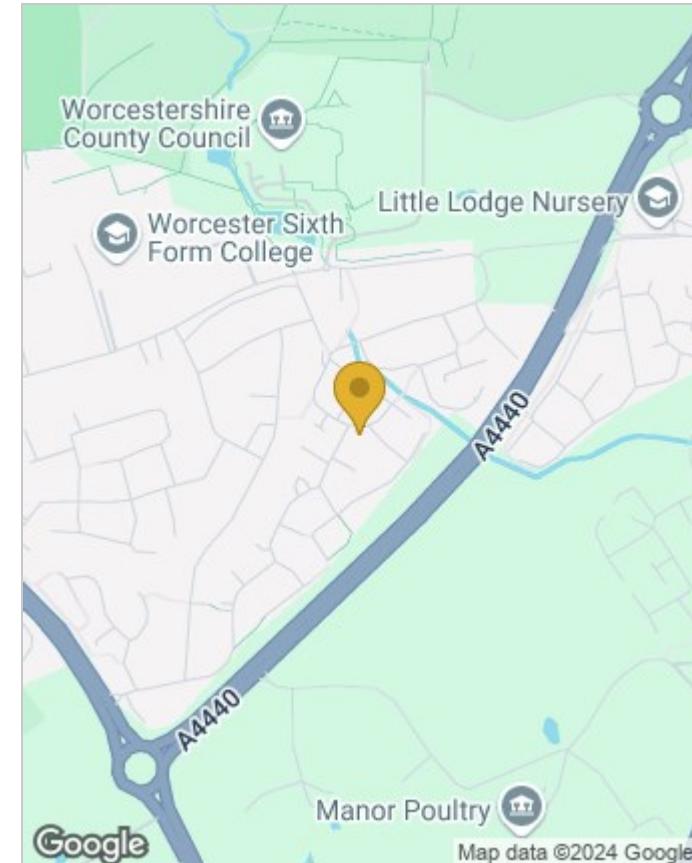
#### Mobile Coverage

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

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



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.  
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	94	
(89-90)	B	84	
(85-88)	C		
(83-84)	D		
(81-82)	E		
(79-80)	F		
(71-78)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our PLJ 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.