



52 Sentinel Close, Worcester, WR2 5FA  
Offers Over £260,000

52 3 1 1 B

Philip Laney & Jolly Worcester welcome to the market 52 Sentinel Close. This modern three-bedroom terraced house is situated in a popular residential development to the West of the city and offers convenience to local amenities.

As you step inside, you are welcomed by a cosy living room, perfect for relaxing or entertaining guests. The ground floor also enjoys a convenient downstairs WC. The kitchen/diner is fitted with modern wall and base units and complemented with integrated dishwasher and hob.

Step outside to the low-maintenance rear garden, a private space for enjoying a morning coffee or unwinding after a long day. Upstairs, you will find three inviting bedrooms, providing ample space for a growing family or guests. The family bathroom offers comfort and convenience for all.

Parking will never be an issue with two allocated spaces to the front, complete with an electric charge point for eco-friendly living. The property is equipped with double glazing and gas central heating, ensuring warmth and energy efficiency all year round.

Don't miss the opportunity to make this charming terraced house your new home and book a viewing today and step into a lifestyle of comfort and convenience.

#### Entrance

Front door with obscure glazed panel opening to:

#### Hall

Laminate floor, radiator and stairs to the first floor.

#### Cloakroom

Obscure double glazed window to the front, low level W.C., pedestal wash hand basin, tiled splashback. Ceiling light point, consumer box, radiator and laminate floor.

#### Living Room

Double glazed window to the front aspect, radiator and ceiling light point and laminate floor.

#### Kitchen with Dining Area

Double glazed to the rear aspect.  
White gloss base and wall units. Four ring gas hob and electric oven.  
Space and plumbing for washing machine. Integrated dishwasher.  
Space for fridge / freezer. Worksurfaces over  
Understairs storage cupboard. Double glazed patio doors to the rear garden. Laminate flooring, radiator and two ceiling light points.

#### Landing

Ceiling light point, door to airing cupboard housing.  
Loft access.

#### Bedroom One

Two double glazed window to the front aspect. Mirror door built-in wardrobe, two ceiling light points and radiator.

#### Bedroom Two

Double glazed window to the rear, radiator and ceiling light point.

#### Bedroom Three

Double glazed window, radiator and ceiling light point.

#### Bathroom

Panelled bath with shower over. Low level W.C., pedestal wash hand basin, tiled walls and shaver light, laminate floor and radiator.

#### Fore Garden

Tarmacadam driveway for two cars plus electric charging point.  
Outside light.

#### Rear Garden

Garden to the rear with initial decked seating area. Astro turf, raised borders, path to the shed and the garden is enclosed by panel fencing with gated side access.





#### COUNCIL TAX WORCESTER

We understand the council tax band presently to be : C

Worcester Council

<https://www.tax.service.gov.uk/check-council-tax-band/property/9976014000>

<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).

#### 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.

#### 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.

#### 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.

#### Tenure Freehold

We understand that the property is offered for sale Freehold.

#### 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.

#### 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.

#### 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 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

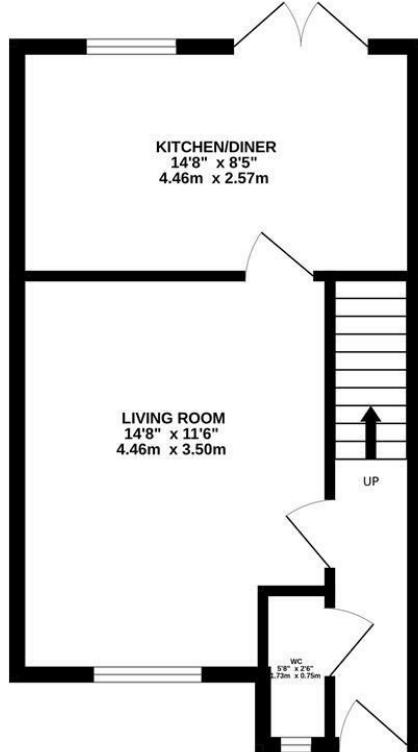
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

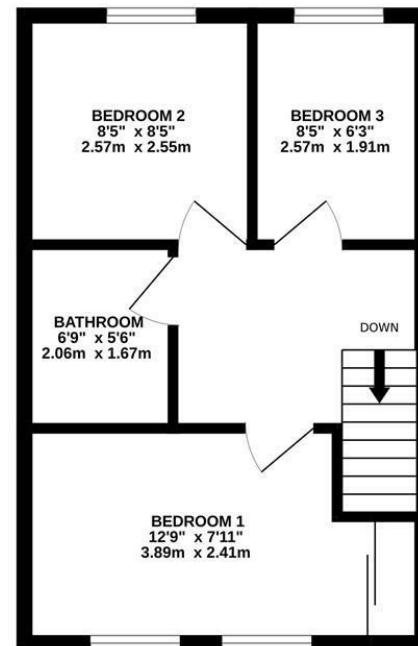
#### Parking

Parking for the property is to the front with two allocated parking spaces.

GROUND FLOOR

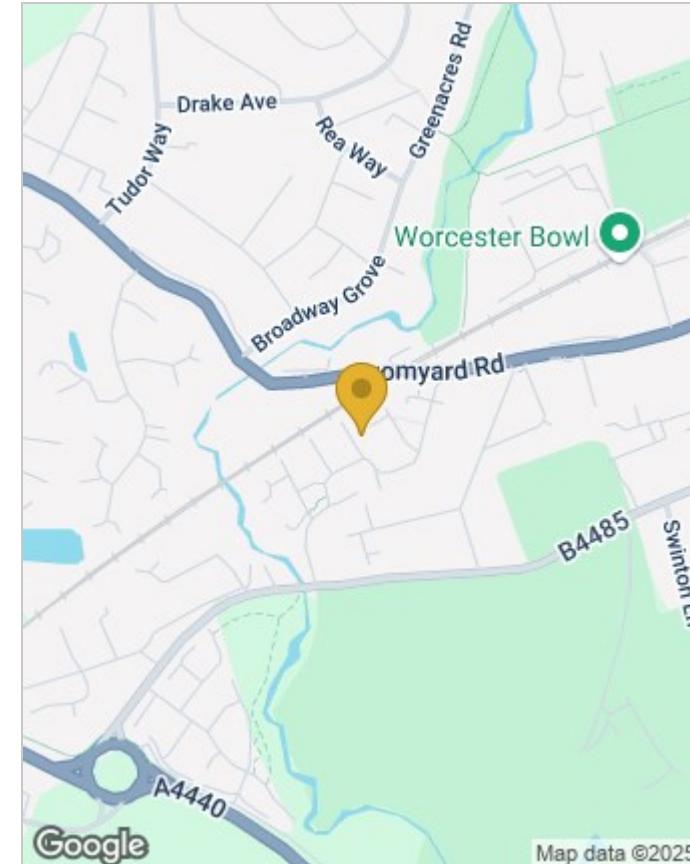


1ST FLOOR



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			
(B2 plus)	A	94	
(B3-B1)	B	83	
(B3-B1)	C		
(D3-E1)	D		
(D3-E1)	E		
(E1-F1)	F		
(F1-G1)	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.