



24 Jacomb Close, Worcester, WR2 6SQ  
Offers Over £290,000



Philip Laney & Jolly Worcester welcome to the market an extended semi-detached house located in the sought-after village of Lower Broadheath, Worcester. This well presented family home boasts a spacious living dining room, a feature kitchen that opens into an extensive conservatory - perfect for creating a wonderful dining or family space.

With three bedrooms plus a versatile dining room/study that could also be used as a fourth bedroom on the ground floor. This property offers flexibility and ample living space. Upstairs, you will find three additional bedrooms and a bathroom, providing comfortable accommodation for the whole family.

Outside, the property features a private rear garden, ideal for relaxing or entertaining, and ample off-road parking at the front.

Additional features of this lovely home include gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Offered with no onward chain, this property presents a fantastic opportunity to settle into a vibrant community with easy access to local amenities and beautiful surroundings.

Don't miss out on the chance to make this delightful property your new home sweet home in the heart of Lower Broadheath.  
EPC: E Council Tax Band C Tenure - Freehold

#### Entrance Porch

Obscure glazed UPVC entrance door. Two UPVC double glazed side windows and boxed consumer box. Wall light and tiled floor.  
Door to:

#### Living Room

Two UPVC double glazed windows to the front aspect, two wall lights, two ceiling light points, two radiators, wall mounted electric fire and stairs to first floor landing.

#### Kitchen/Diner

Range of base and wall units with worksurfaces over, tiled splashbacks, four ring Hotpoint gas hob and oven. Bowl and a half sink and drainer, space for washing machine and space for dishwasher. Fridge freezer space and ceiling spot lights. Opening to the extensive conservatory providing a dining area currently with radiator, wall lights and laminate floor.

#### Study/Bedroom Four

UPVC double glazed window to the rear, radiator, wall mounted Valliant boiler. Ceiling light point.

#### Bedroom One

Double glazed window to the front and rear aspect. Ceiling spot lights and radiator. Access to the loft.

#### Bedroom Two

Double glazed to the front, radiator and built-in storage cupboard. Ceiling light point.

#### Bedroom Three

Double glazed to the rear aspect. Ceiling light point.

#### Bathroom

Obscure double glazed window to the rear. Panelled bath with Mira shower over, pedestal wash hand basin and low level W.C. Tiled walls and vinyl floor. Access to the loft. Ceiling spot light and radiator.

#### Outside

To the front of the property there is block paving providing ample parking. Driveway and gravelled area to the side.

#### Rear Garden

Initial patio area leading to the lawned area with borders and further patio seating are enclosed by timber panelled fencing. Wooden shed and outside tap.

#### 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.

#### 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.

#### 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 .....

#### Broadband

We understand currently Superfast 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>

#### COUNCIL TAX MHDC

We understand the council tax band presently to be : C

<https://www.tax.service.gov.uk/check-council-tax-band/property/79507238>

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).

#### 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

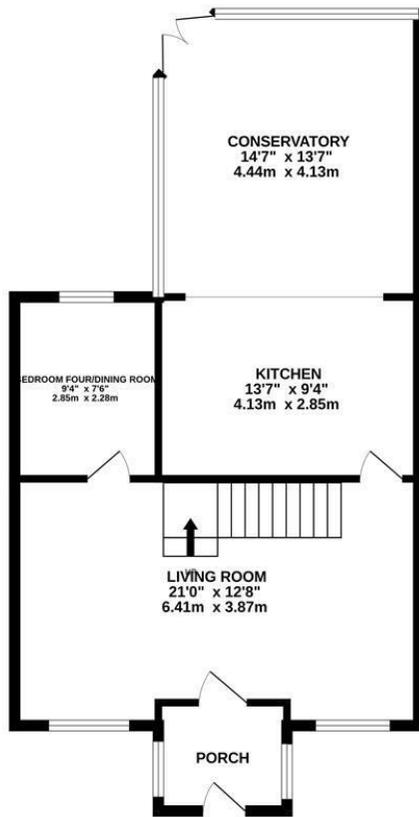
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, 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.

#### Viewings

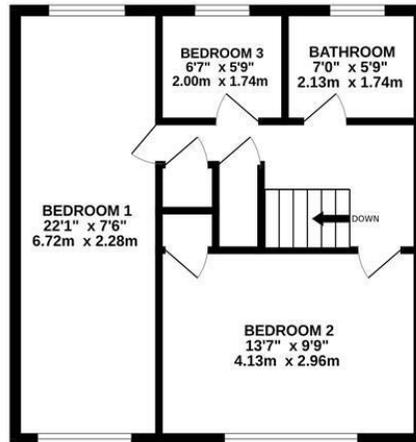
Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.



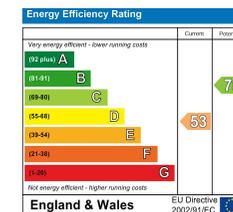
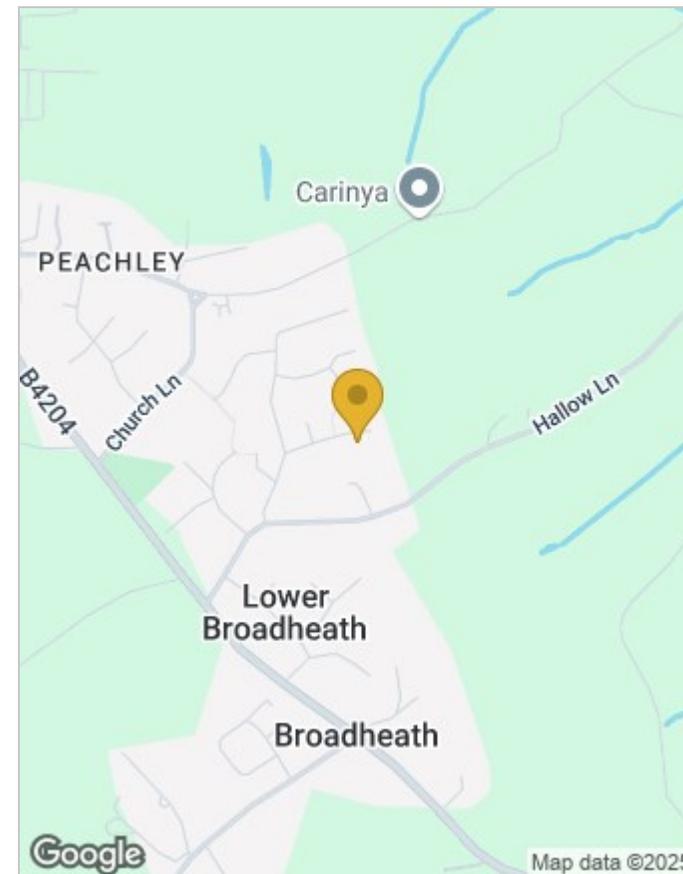
GROUND FLOOR



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.