Philip Laney & Jolly



9 Adelaide Close, Worcester, WR5 3SB

Guide Price £475,000

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

PLJ Worcester are delighted to bring to the market situated in the highly sought-after village of Kempsey, this extended four-bedroom detached family home which offers spacious accommodation throughout, perfectly suited to modern family living. Ideally positioned within walking distance of local amenities and just a short drive from Worcester city centre, the property combines village charm with excellent convenience.

The well-presented light and airy accommodation comprises a welcoming entrance hall, generous living room, impressive open-plan kitchen diner family room which is ideal for entertaining and family gatherings, separate utility room, and a downstairs WC.

Upstairs, the property benefits from four well-proportioned bedrooms, including a principal bedroom with ensuite shower room, together with a contemporary family bathroom.

Outside is a lovely enclosed private rear garden with large seating area under a glass roofed pergola, perfect for enjoying sunny evenings! To the front the home further benefits from a garage and off-road parking making this an excellent opportunity for growing families seeking a desirable village location.

A viewing is highly recommended to appreciate the space in this extended family home situated in a highly sought after village.

EPC: C Council Tax Band: D Tenure: Freehold

Hallway
Obscure double glazed entrance door. Radiator and ceiling light point.

WC
Obscure double glazed window. Low level WC and storage cupboard with wash hand basin atop. Tiled splashbacks. Heated towel rail. Ceiling spotlight.

Living Room
Double glazed windows to front and rear aspects. Gas fire. Radiator and ceiling light point.

Kitchen/Diner
Double glazed windows to front and rear aspects. Double glazed French doors to garden. Kitchen fitted with a range of modern wall and base units with worksurface over. Kitchen island with base units and breakfast bar. Integrated double cooker and hob with extractor over, dishwasher, fridge freezer and microwave. One and a half bowl stainless steel sink and drainer. Tiled splashbacks. Ceiling spotlights and two ceiling light points. Three radiators. Stairs rising to first floor with understairs storage.

Utility Room
Double glazed door to rear garden and double glazed window to rear aspect. Wall and base units with worksurface over. One and a half bowl stainless steel sink and drainer. Space for fridge freezer, washing machine and tumble dryer. Radiator and ceiling spotlights.

First Floor Landing
Loft access. Ceiling light point.

Bedroom One
Double glazed windows to front and rear aspects. Radiator and two ceiling light points.























Ensuite
Obscure double glazed window to front aspect. Quadrant shower cubicle with mains fed shower, vanity unit with wash hand basin inset and low level WC. Tiled splashbacks. Heated towel rail. Ceiling spotlights and extractor fan.

Bedroom Two
Double glazed window to rear aspect. Storage cupboard. Radiator and ceiling light point.

Bedroom Three
Double glazed window to rear aspect. Radiator and ceiling light point.

Bedroom Four
Double glazed window to front aspect. Radiator and ceiling light point.

Bathroom
Obscure double glazed window to front aspect. Panelled bath with electric shower over, wash hand basin and low level WC inset to vanity unit. Tiled splashbacks. Ceiling spotlights and extractor fan. Heated towel rail.

Rear Garden
Block paved seating area undercover from glass roofed pergola. Patio seating area and lawn. Secure with timber panel fencing and gated side access.

Garage
Up and over door. Power and light.

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

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.

COUNCIL TAX MHDC
We understand the council tax band presently to be : D
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).

Broadband
We understand currently Fibre to the cabinet is available at this property.

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

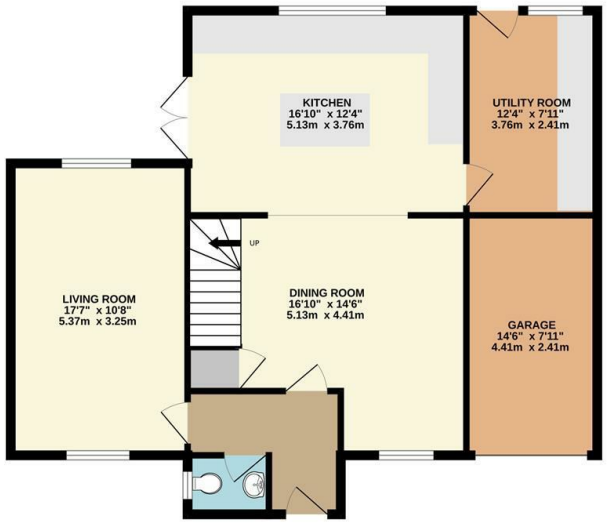
https://www.openreach.com/fibre-checker

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

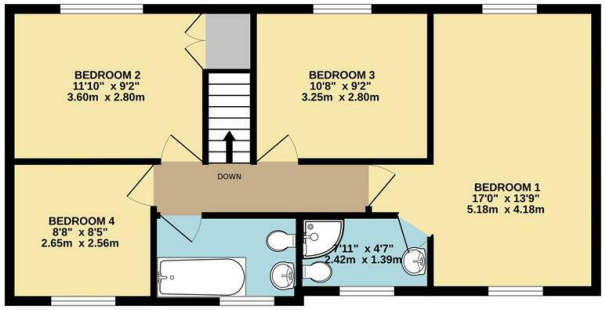
https://checker.ofcom.org.uk/en-gb/mobile-coverage

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.

GROUND FLOOR

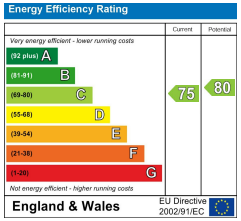


1ST FLOOR





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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