



1 Charnwood Close, Worcester, WR2 4NZ  
Guide Price £425,000



Philip Laney & Jolly Worcester present this attractive three bedroom detached bungalow, tucked away in the sought after cul de sac of Charnwood Close, Worcester. Beautifully maintained throughout, the property offers comfortable single level living with a well kept south facing side garden, ideal for enjoying sunny afternoons, along with off road parking and a generously sized garage providing excellent storage and parking space.

A welcoming and spacious entrance hall leads into a bright living and dining room where patio doors open directly onto the garden, creating a natural connection between indoor and outdoor living. The modern fitted kitchen is well arranged and equipped to a high standard, perfectly suited to everyday cooking and entertaining.

The bungalow features three well proportioned bedrooms, offering flexibility for family living, visiting guests, or home working. A stylish family bathroom completes the accommodation and is designed with both comfort and practicality in mind.

Presented in excellent condition, the home benefits from gas central heating and double glazing to ensure warmth and efficiency throughout the year. With its desirable location and thoughtful layout, this property is ideal for buyers seeking a peaceful yet convenient lifestyle in Worcester. Early viewing is strongly advised.

#### Hallway

Storage cupboard with wooden lath shelves and housing Worcester Bosch combination boiler. Second cloaks cupboard with hanging and shelving. Access to loft. Ceiling light point. Radiator.

#### Living Room/Dining Room

Double glazed sliding door into garden. Wooden fire surround with remote electric fire inset. Double glazed window to rear and front aspects. Ceiling light points. Radiators. Door leading to:

#### Kitchen

Range of wall and base units. Space and plumbing for dishwasher and washing machine. Space for tumble dryer. Double glazed window to rear aspect. Stainless steel sink and drainer. Pantry cupboard. Integrated Bosch double oven, and microwave. Space for fridge-freezer Electric Bosch induction hob with an overhead light. Vinyl flooring. Ceiling light point.

#### Bathroom

Low level WC. Wash hand basin. Panelled bath with thermostatic mains shower over with extractor over. Mirrored wall cupboard. Double glazed window to rear aspect.

#### Bedroom 1

Double glazed window to rear aspect. Room for fitted wardrobes. Ceiling light point. Radiator.

#### Bedroom 2

Double glazed window to front aspect. Built in wardrobe with hanging rails and shelving. Ceiling light point. Radiator.

#### Bedroom 3

Double glazed window to front aspect. Built in wardrobe with hanging rails and shelving. Ceiling light point. Radiator

#### Garage

Remote-controlled electric roller door. Water supply, space and plumbing for washing machine, sink, power and electrics. Double glazed window and door leading to garden

#### Garden

South facing side garden laid to lawn with borders wraps around to a rear courtyard area with private gravel area and patio slabs that creates a perfect seating area with access to the garage and property. Outside tap behind the garage. Enclosed by timber panelled fencing and mixed hedging. Front garden is laid to lawn with mixed shrub borders.





#### Council Tax Worcester

We understand the council tax band presently to be : E

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.

#### Floorplan

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 Malvern 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 Malvern 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. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

#### Broadband

We understand currently Full Fibre broadband is available to order at this property.

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

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

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

#### Parking

Parking for the property is off-road parking for 2 cars.

#### 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>

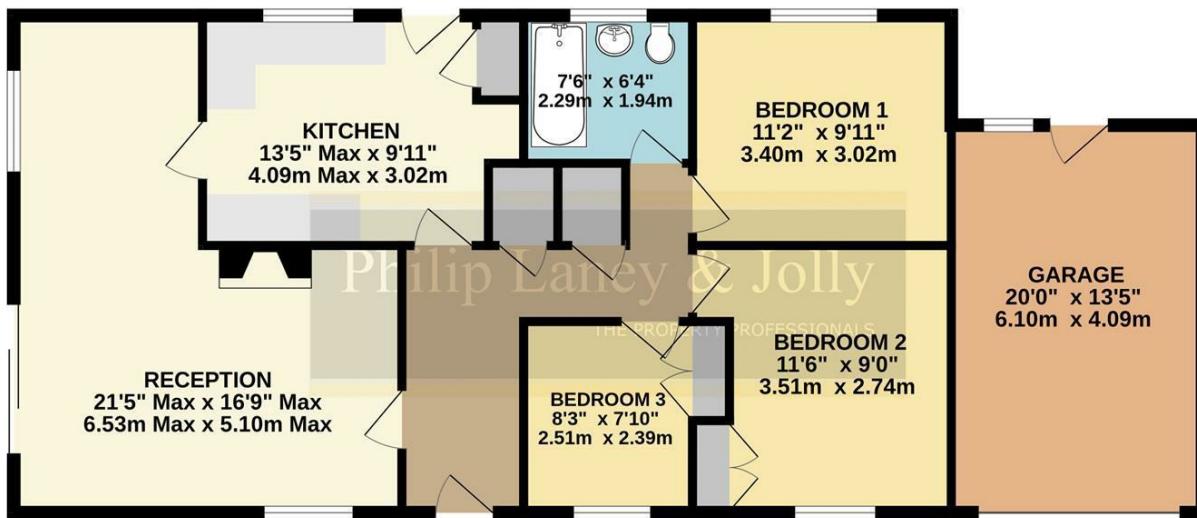
EE- Good outdoor and in-home

O2- Good outdoor

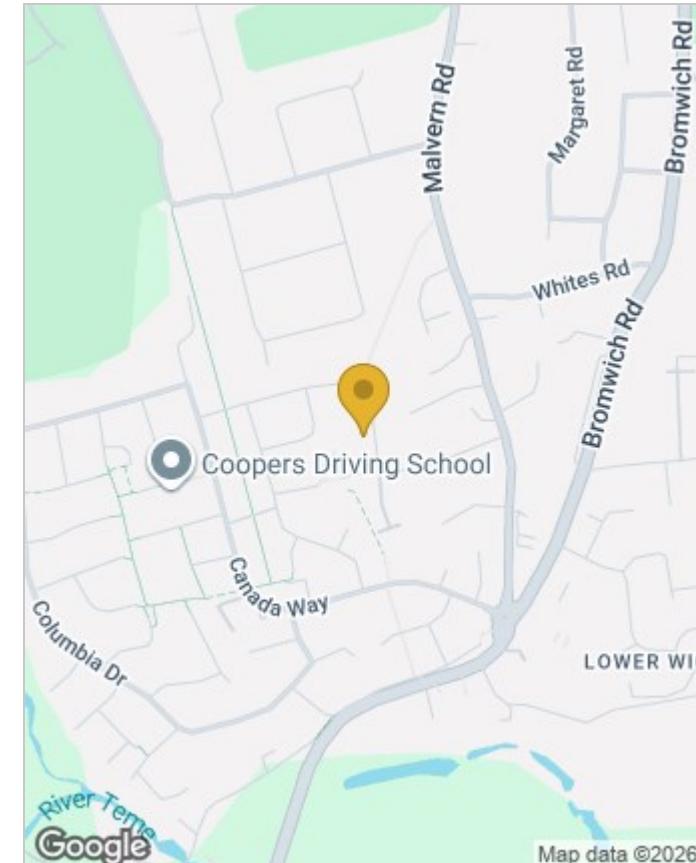
Three- Good outdoor, variable in-home

Vodafone- Good outdoor

## GROUND 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	Prospective
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	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 firms employment has the authority to make or give any representation or warranty in respect of the property.