Philip Laney & Jolly

10 Northwick Walk, Worcester, WR3 7AY

Asking Price £315,000

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PLJ Worcester are delighted to bring to the market this two bedroom semi-detached property, situated in the highly sought after Northwick area of Worcester. Offering an exciting opportunity for buyers looking to create their ideal home, the property occupies a generous plot of approximately ONE THIRD OF AN ACRE and offers significant potential for extension and improvement (subject to the necessary planning consents).

The existing accommodation comprises an entrance hall leading into a comfortable living room, together with a separate kitchen. To the first floor are two bedrooms and a particularly spacious shower room.

The property's main attraction is undoubtedly the exceptionally large garden, providing an impressive amount of outside space rarely found with properties of this type. The garden offers excellent scope for landscaping, entertaining and, subject to planning, potentially extending the existing accommodation to create a much larger family home to suit.

Situated towards the top of the garden is a useful outbuilding benefiting from both light and power, providing excellent versatility as a workshop, home office, gym, hobby room or additional storage.

This property presents a fantastic opportunity to acquire a home with considerable scope to add value and tailor to individual requirements. The combination of its popular location, generous plot and exciting potential makes this an ideal purchase for those seeking a project with the opportunity to create something truly special.

Hallway
Obscure double glazed entrance door. Radiator and ceiling light point. Stairs rising to first floor.

Living Room
Double glazed windows to front and rear aspects. Radiator and ceiling light points.

Kitchen
Double glazed windows to rear aspect and obscure double glazed door to garden. Range of matching wall and base units with work surface over. Space for fridge freezer and washing machine. Stainless steel sink and drainer. Tiled splashbacks. Understairs storage. Ceiling spotlights and radiator.

First Floor Landing
Double glazed window to front aspect. Storage cupboard. Loft access. Ceiling light point.

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

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

Bathroom
Obscure double glazed window to rear aspect. Wet room style bathroom with mains fed shower, pedestal wash hand basin and low level WC. Tiled splashbacks. Extractor fan. Radiator and ceiling light point. Storage cupboard.

Outbuilding
Obscure double glazed entrance door and double glazed windows. Ceiling spotlights and power. Currently divided into two rooms.

Rear Garden
Large rear garden set within approx 1/3 of an acre. Mainly laid to lawn with a variety of shrubs planted. Path leads to outbuilding. Patio seating area at the top of the garden with large greenhouse and side access.

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 WORCESTER
We understand the council tax band presently to be : B
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).

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 that Full Fibre Broadband is available to order now at this property.

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

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

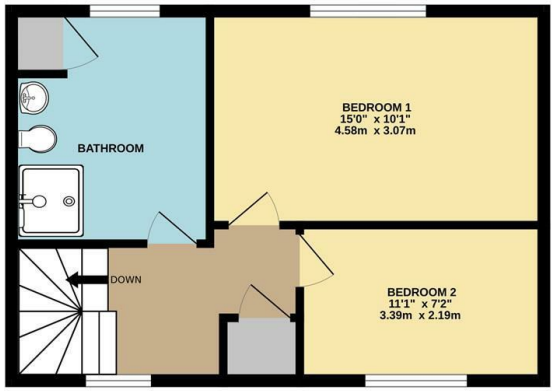
Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

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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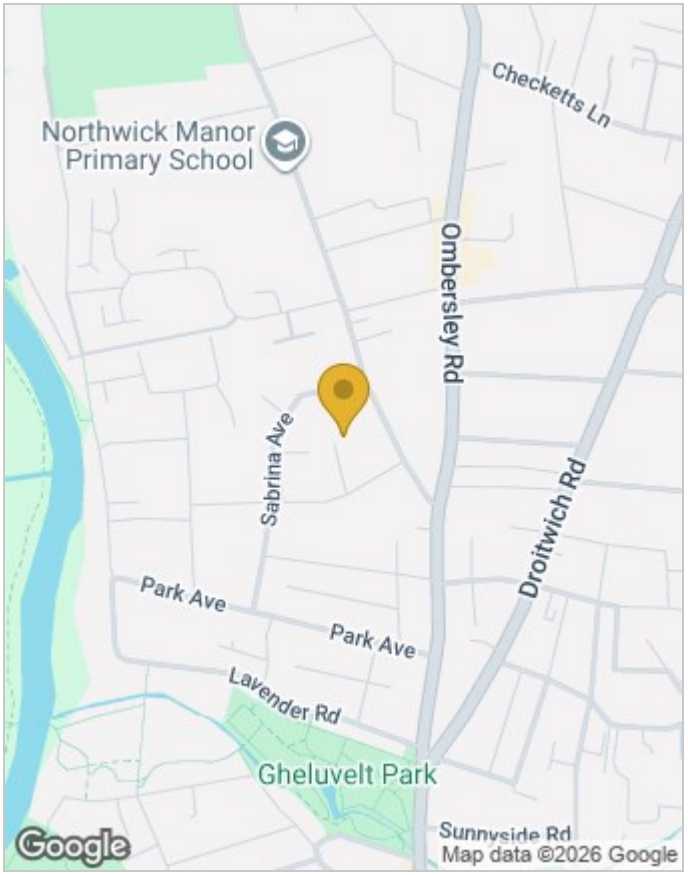

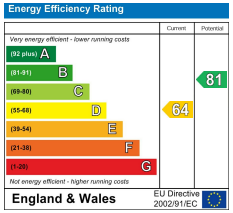

Viewing

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

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