



9 Kestrel Drive, Worcester, WR5 3RZ
Guide Price £335,000



Philip Laney & Jolly Worcester welcome to the market this three bedroom detached bungalow, occupying a desirable position within a cul de sac on Kestrel Drive in Worcester.

The property offers well proportioned and versatile accommodation throughout, making it an ideal home for those looking for single level living in a popular residential location. The generous living and dining room provides a comfortable space for both relaxing and entertaining, with plenty of natural light creating a bright and welcoming environment.

The Kitchen offers a practical layout with good scope for individual preferences, while the three bedrooms provide well proportioned accommodation. The principal bedroom benefits from its own ensuite, with a separate family bathroom serving the remaining bedrooms.

Externally, the property benefits from a garage together with a driveway and sheltered carport providing off road parking . The combination of parking, garage and single level accommodation makes this an appealing option for a range of buyers.

The property is offered with no onward chain and provides an excellent opportunity for a purchaser to personalise and update the accommodation to their own taste and requirements.

Kestrel Drive is situated within the popular St Peters area of Worcester, conveniently positioned for a range of local amenities, everyday facilities and transport links. Worcester city centre is also within easy reach, providing a wider selection of shops, restaurants and leisure facilities.

Viewing is highly recommended to fully appreciate the accommodation and position on offer.

EPC: D Council Tax Band: E Tenure: Freehold

Hallway

Cupboard housing warm air heating system. Storage cupboard. Two ceiling light points. Doors off to:

Kitchen

Double glazed windows and door to side leading to rear garden. Kitchen fitted with a range of matching wall and base units with worksurface over. One and a half bowl stainless steel sink and drainer. Tiled splashbacks. Integrated cooker and hob with extractor over. Integrated fridge. Serving hatch to dining area.

Utility Room

Windows to side aspect. Wall and base units with worksurface over. Stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer. Door to rear garden.

Living Room/Diner

Double glazed windows to front aspect and double glazed windows and sliding door to rear garden. Brick built fireplace with gas point Wall light and two ceiling light points. Door to kitchen.

Bedroom One

Double glazed windows to side aspect. Built-in wardrobes. Ceiling light point. Door to:

En-Suite

Obscure double glazed window to rear aspect. Shower cubicle, wall mounted hand wash basin and low level WC. Tiled splashbacks. Ceiling spotlights. Extractor fan.

Bedroom Two

Double glazed window to side aspect. Built-in wardrobe. Ceiling light point.

Bedroom Three

Double glazed windows to front aspect. Storage cupboard. Ceiling light point.





Bathroom

Obscure double glazed windows to rear aspect. Panelled bath with shower attachment over, pedestal wash hand basin and low level WC. Tiled splashbacks. Ceiling spotlights.

Garage

Up and over door. Light and power. Door to utility room.

Rear Garden

Paved side pathway and gated side access. Rear garden mainly laid to lawn with patio seating area. Planted with a variety of shrubs to the rear and secure with timber panel fencing.

Parking

Parking for the property is via private driveway, sheltered carport and garage.

Tenure Freehold

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. Please note current heating system is WARM AIR HEATING

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 : 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).

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>

Broadband

We understand currently 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>

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.

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.

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.



This floor plan shows a 3-bedroom house with a garage and utility room. The layout includes:

- LOUNGE/DINER:** 22'0" x 15'4" (6.71m x 4.68m)
- KITCHEN:** 10'4" x 7'0" (3.15m x 2.12m)
- BEDROOM 1:** 11'11" x 11'2" (3.64m x 3.41m)
- BEDROOM 2:** 10'3" x 8'7" (3.12m x 2.62m)
- BEDROOM 3:** 7'9" x 6'11" (2.37m x 2.10m)
- UTILITY:** (Attached to the garage)
- GARAGE:** (Attached to the utility room)

The plan also shows a central hallway, a bathroom, and a kitchen with a sink and stove. The bedrooms are color-coded: Bedroom 1 is yellow, Bedroom 2 is yellow, and Bedroom 3 is yellow. The lounge/diner and kitchen are yellow. The utility and garage are orange. The bathroom is blue. The central hallway is brown.

Viewing

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.

