


Philip Laney & Jolly

4 Hanbury Park Road, Worcester, WR2 4PB

Asking Price £600,000

4 2 2 D

Philip Laney & Jolly Worcester welcome you to this beautifully presented detached family home, nestled on the desirable Hanbury Park Road in Worcester. Thoughtfully improved by the current owners, the property offers an excellent balance of comfort and modern living, making it an ideal choice for families seeking a spacious and welcoming home.

Upon entering, you are greeted by a welcoming entrance hall that leads to two generous reception rooms. The dining room benefits from a door opening into the converted garage, now providing a versatile study or fourth bedroom complete with its own shower room. This flexible space is perfect for a variety of family needs.

The living room provides a comfortable setting for relaxing and entertaining, while the kitchen and breakfast room offers a practical space for everyday dining. A separate utility room and a convenient downstairs WC complete the ground floor accommodation.

On the first floor, there are three well proportioned bedrooms, each providing a peaceful retreat. The family bathroom is tastefully appointed and serves the bedrooms with ease.

Outside, the property benefits from a drive in and out driveway, offering ample off road parking. The generous private rear garden is a real feature of the home, with a well maintained lawn and attractive seating areas that are ideal for enjoying the outdoors or entertaining family and friends.

Beautifully presented throughout and set within one of Worcester's most sought after locations, this is a fantastic opportunity to acquire a stylish and versatile family home offering space, practicality and convenience.

EPC: D Council Tax Band: E Tenure: Freehold

**Hallway**
Wooden front door with glazed side panels. Wooden flooring. Stairs to first floor. Vertical radiator. Understairs storage cupboard.

**Living Room**
Bay window to side aspect. Radiator. Patio doors onto garden. Brick built fireplace with gas effect wood burner.

**Dining Room**
Bay window to front aspect. Brick fireplace with ethanol burner inset. Radiator. Picture rail and wooden flooring.

**Kitchen**
Double glazed window to side aspect. Range of wall and base units. One and a half bowl sink and drainer. 4 ring electric hob. Integrated dishwasher and fridge-freezer. Hotpoint oven. Breakfast bar. Vinyl flooring. Ceiling lights. Tiled splashbacks and worksurfaces over.

**Utility Area**
Worksurface. Space and plumbing for washing machine and tumble-dryer. UPVC window and door to the rear.

**W C**
Obscure single glazed window to rear aspect. Worcester combination boiler . Vinyl flooring. Ceiling light point.

**Landing**
Double glazed window to front aspect. Circular window to the side aspect. Airing cupboard with radiator.

**Bedroom One**
UPVC double glazed bay to front aspect. Picture rail. Radiator.

**Bedroom Two**
UPVC double glazed window to side aspect. Radiator. Ceiling light point.

**Bathroom**
Two obscure double glazed window to side aspect. P shaped bath., glazed screen and shower over. Low level WC. Wash hand basin inset into vanity unit. Modern radiator. Ceiling spotlights. Vinyl flooring.























**Bedroom Three**
Double glazed window to rear aspect. Radiator. Built in wardrobe.

**Bedroom 4/Office**
Double glazed window to front aspect. Radiator. Ceiling spotlights. Door to:

**Shower Room**
Obscure double glazed window to rear aspect. Low level WC. Shower cubicle. Wash hand basin. Radiator. Ceiling spotlights.

**Rear Garden**
Hard standing area to the side aspect. Gated side access. Outside power and sink.. Main garden laid to lawn with gravelled area with a selection of shrubs and trees. Enclosed by timber panelled fencing and hedges. Various seating areas and large wooden shed. Potential negotiation for outside bar and gazebo.

**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.

**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**
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 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

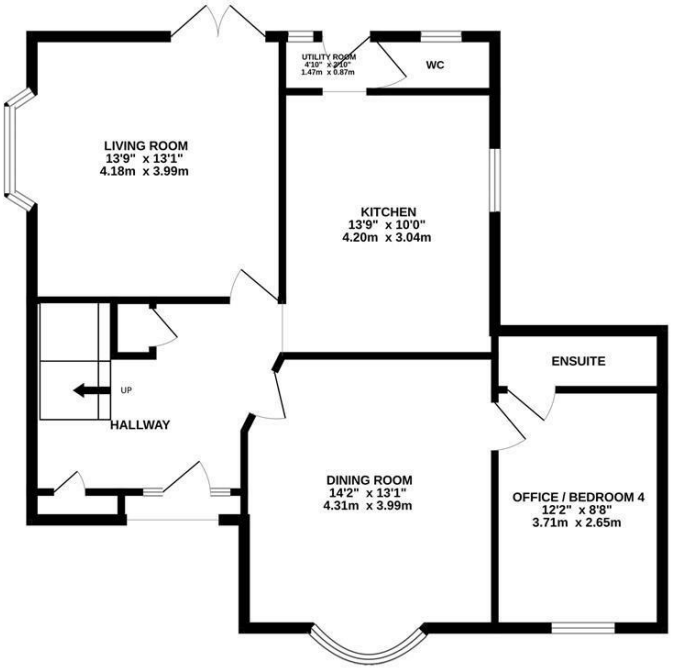
**Broadband**
We understand currently full fibre broad band is available to order at this property.
You can check and confirm the type of Broadband availability using the Openreach fibre checker:
https://www.openreach.com/fibre-checker

**Parking**
Parking for the property is to the front with an in and out drive providing parking for several cars.

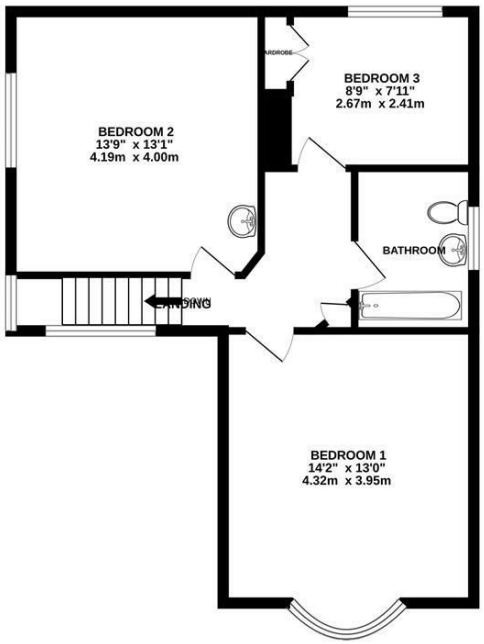
**Mobile Coverage**
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.
https://checker.ofcom.org.uk/en-gb/mobile-coverage
EE- Good outdoor and in-home
O2- Good outdoor
Three- Good outdoor, variable in-home
Vodafone- Good outdoor, variable in-home

**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.

GROUND FLOOR



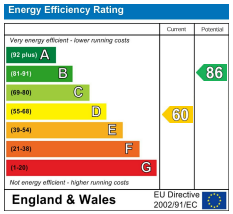

1ST FLOOR







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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