Philip Laney & Jolly



1 Viewfields, Worcester, WR5 1SJ

Offers Over £430,000

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PLJ Worcester are delighted to bring to the market situated within a quiet cul-de-sac in a popular residential location, this well presented four bedroom detached family home which offers spacious and versatile accommodation ideally suited to modern family living. Conveniently positioned for easy access to a range of local amenities, well regarded schools and excellent travel networks, the property combines practicality with a welcoming and comfortable atmosphere throughout.

The accommodation is beautifully light and airy, with well proportioned rooms designed to provide both comfortable day to day living and space for entertaining. The welcoming entrance leads into a generous living area filled with natural light, while the well appointed kitchen and dining room provides an ideal space for family life and social gatherings. A useful downstairs WC adds further convenience to the ground floor accommodation.

To the first floor, the property boasts four well sized bedrooms, offering flexibility for growing families, guests or those requiring home office space. The main bedroom benefits from its own en-suite shower room, creating a private retreat, while the remaining bedrooms are served by the family bathroom.

Externally, the property enjoys a pleasant enclosed rear garden, providing a safe and private outdoor space ideal for relaxing or outdoor entertaining during the warmer months. The home's attractive position within the cul-de-sac further enhances its appeal, offering a peaceful setting whilst remaining close to everyday conveniences.

The property benefits further from a single garage and ample off road parking to the front.

This is an excellent opportunity to acquire a spacious and well maintained family home in a desirable and convenient location.

EPC: C Council Tax Band: E Tenure: Freehold

Entrance Hall
Obscure double glazed entrance door. Double glazed window. Radiator. Ceiling light point. Stairs rising to first floor.

Living Room
Double glazed bay window to front aspect. Two radiators. Two ceiling light points. Fireplace with gas fire inset. Opening to:

Dining Room
Double glazed sliding doors to rear garden. Ceiling light point. Radiator.

Breakfast Kitchen
Double glazed window to rear aspect. Ceiling light point. Radiator. Modern wall and base units with work surfaces over. Integrated double oven, induction hob with extractor fan and dishwasher. Stainless steel one and a half bowl sink and drainer.

Utility Room
Double glazed door to rear garden. Wall unit and work surfaces. Space and plumbing for washing machine and tumble dryer. Space for fridge-freezer. Radiator.

WC
Low level WC. Wall mounted wash hand basin. Radiator. Extractor fan. Ceiling light point.

Landing
Loft access. Ceiling light point. Airing cupboard.























Bedroom One
Double glazed window to front aspect. Ceiling light point. Radiator. Built in wardrobes.

En-suite
Obscure double glazed window to front aspect. Ceiling light point. Extractor fan. Radiator. Quadrant shower cubicle with mains fed shower. Wash hand basin atop vanity unit. Low level WC. Panel splashbacks.

Bedroom Two
Double glazed window to rear aspect. Ceiling light point. Radiator. Built in wardrobes.

Bedroom Three
Double glazed window to front aspect. Ceiling light point. Radiator.

Bedroom Four
Double glazed window to rear aspect. Ceiling light point. Radiator.

Bathroom
Obscure double glazed window to rear aspect. Heated towel rail. Spotlights. Extractor fan. Panelled bath with mains fed shower. Wash hand basin atop vanity unit. Low level WC. Tiled splashbacks.

Rear Garden
Patio seating area with steps leading up to lawn. Enclosed by timber panelled fencing. Gated side access.

Garage
Up and over door. Light and power.

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.

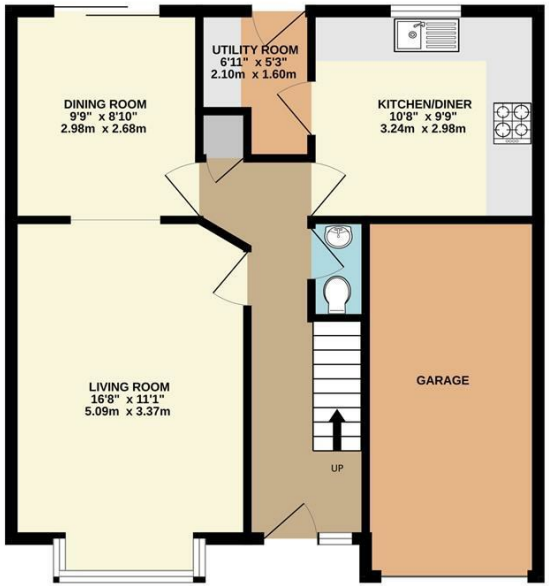
Floorplan
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Property to sell?
If you have a property to sell in 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.

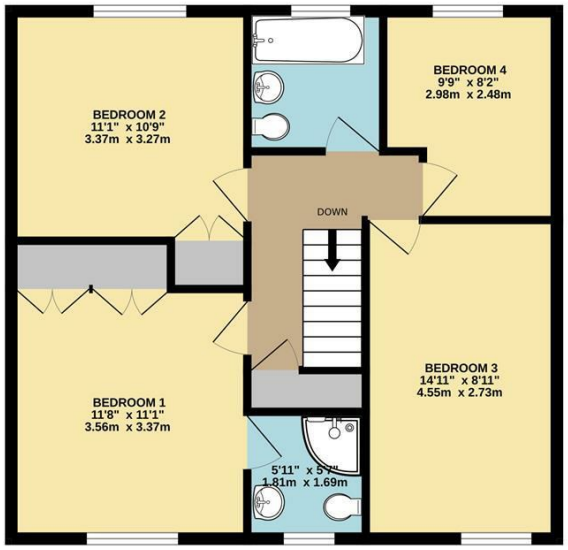
Services
Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Tenure - Freehold
We understand that the property is offered for sale Freehold.

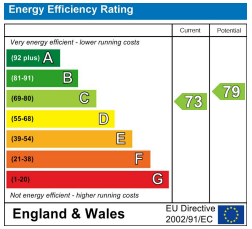
GROUND FLOOR



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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