



Philip Laney & Jolly
for sale

41 Kenwood Avenue
Worcester

Philip Laney & Jolly

41 Kenwood Avenue, Worcester WR4 9BL

£152,000

Located in a convenient position with easy access to the city centre and the M5 motorway this well presented semi-detached property offers comfortable accommodation to include sitting room with dining area, fitted kitchen, three bedrooms and refitted bathroom with separate WC. The property further benefits from off road parking, garage, gardens, gas central heating and double glazing. Internal viewing essential.

ENTRANCE PORCH

Double glazed entrance door into entrance porch having double glazed window to side aspect and door into the Living Room:

LIVING ROOM

5.36m(17'7")min x 3.25m(10'8")

Minimum Measurement. A spacious room having two ceiling light points, two radiators, double glazed window to front and rear aspects, TV point, laminate flooring, door to generous under stairs storage cupboard, door to staircase leading to first floor accommodation and door to Kitchen:

KITCHEN

3.35m(11'0") x 2.06m(6'9")

Fitted with a range of base and eye level matching white fronted units with wood effect work surface and tiled splash backs, stainless steel one and a half bowl sink unit with mixer tap, space for cooker, space for fridge, plumbing for washing machine and plumbing for dishwasher. Double glazed window to rear aspect overlooking the garden, ceiling light point, wall mounted 'Ferroli' combination boiler serving the hot water and central heating systems, obscured double glazed door to side.

LANDING

Return staircase rising to the first floor accommodation with double glazed window to side aspect, landing having hatch to loft space, radiator, doors to all rooms.

BEDROOM 1

4.37m(14'4") x 2.72m(8'11")

Comprising of double glazed window to front aspect, ceiling light point, radiator, laminate flooring.

BEDROOM 2

3.40m(10'3") x 2.97m(9'9")

Double glazed window to front aspect, ceiling light point, radiator, wardrobe recess with hanging rail and shelving.



BEDROOM 3

3.12m(10'3") x 2.72m(8'11")

Comprising of double glazed window to rear aspect, radiator and ceiling light point.

BATHROOM

Recently refitted with a white suite comprising of

panelled bath with 'Triton' electric shower over, pedestal wash basin, tiling, inset ceiling spotlights, obscured double glazed window to side aspect, radiator, extractor fan, door to airing cupboard with wooden slatted shelving, vinyl flooring.

W.C.

Having low flush WC, obscured double glazed window to side aspect, ceiling light point, dado rail, radiator, vinyl flooring.



OUTSIDE

There is a driveway providing off road parking for two vehicles and access to the GARAGE with metal up and over door, power and light. There is gated access back to the enclosed tiered rear garden which has a lawned area and steps rising to a second gravelled area and

shed. There are some plants and shrubs and an outside tap.

EPC

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 free from defects or in working order.

VIEWING

Strictly by appointment with the Agents. We are open from 9.00 to 5.30 Monday to Friday and 9.00 to 4.00 on Saturdays.

TENURE

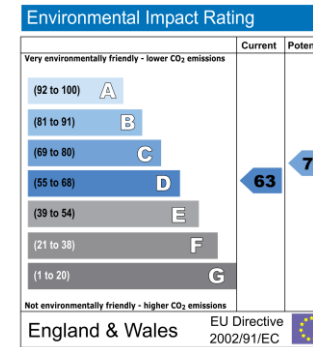
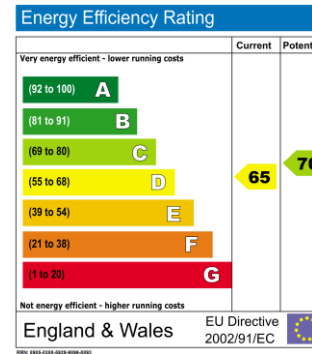
We understand (subject to legal verification) that the property is freehold.

COUNCIL TAX

Worcester City Council. Tax band C.

DIRECTIONS

Proceed from the city centre along Tolladine Road in a northerly direction after approximately 1 mile Kenwood Avenue will be located on the left hand side. Turn left into Kenwood Avenue and the property will be located after a short while on the right hand side as indicated by the agent's for sale board.



FLOOR PLAN



41 KENWOOD CLOSE, WORCESTER, WR4 9BL

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

