



3 Fort Royal Lane, Worcester, WR5 1BX
Guide Price £270,000



PLJ Worcester are delighted to bring to the market this immaculately presented Victorian terraced home which seamlessly combines period charm with modern living. Situated within walking distance of the city centre, a range of local amenities and attractive green spaces the property is ideally positioned for both convenience and lifestyle.

Upon entering, you are welcomed into the entrance hallway leading to the bright and inviting living room, featuring characterful details and a log burner allowing for a warm, homely atmosphere. A separate dining room provides an excellent space for entertaining guests or enjoying family meals, creating a flexible layout suited to modern living.

The contemporary kitchen has been thoughtfully designed and fitted with a range of modern units and integrated appliances, offering both style and practicality. A useful cellar provides valuable additional storage space and further enhances the property's functionality.

To the first floor, there are two generously proportioned bedrooms, with the flexibility of a third room which could be used as a home office or nursery, depending on individual requirements. The accommodation is complemented by a beautifully appointed modern bathroom, finished to a high standard with quality fixtures and fittings.

Externally, the property benefits from a low-maintenance rear courtyard, providing an ideal space for relaxing or outdoor dining without the burden of extensive upkeep. Rare for a property of this style, there is also the added advantage of off-road parking.

Beautifully maintained throughout and ready for immediate occupation, this exceptional home offers an outstanding opportunity for first-time buyers, professional couples, growing families or investors seeking a character property in a highly convenient location.

Entrance Hall

Obscure double glazed entry door. Ceiling light point. Radiator. Tiled floor. Stairs rising to the first floor.

Living Room

Double glazed window to front aspect with shutters. Feature fireplace with log burner. Ceiling light point. Radiator. Tiled floor.

Dining Room

Double glazed window to rear aspect. Ceiling light point. Radiator. Built in storage. Tiled floor.

Kitchen

Double glazed door to rear garden. Double glazed windows to rear aspect. Spotlights. Modern wall and base units with work surfaces over. Integrated fridge-freezer and cooker including hob with extractor over. Space and plumbing for washing machine and dishwasher. One and a half stainless steel sink and drainer with mixer tap. Tiled splashbacks and floors. Under floor heating.

Cellar

Light and power. Air circulation system.

Landing

Ceiling light point. Loft access. Doors off to:

Bedroom One

Double glazed window to front aspect. Ceiling light point. Radiator. Built in wardrobe.

Bedroom Two

Double glazed window. Ceiling light point. Radiator. Built in wardrobe.





Nursery/Study

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

Bathroom

Obscure Double glazed window to side aspect. Spotlights, Extractor fan, Radiator and underfloor heating. Tiled floor. Claw foot bath with mains fed shower over. Pedestal wash hand basin. Low level WC. Tiled splashbacks.

Rear Courtyard

Secure with walling. Low maintenance with patio seating area. Gated access to the front. Outdoor hot tap.

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).

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.

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 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

Broadband

We understand currently 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>

Parking

Parking for the property is off-road parking for two vehicles with driveway to the front.

Mobile Coverage

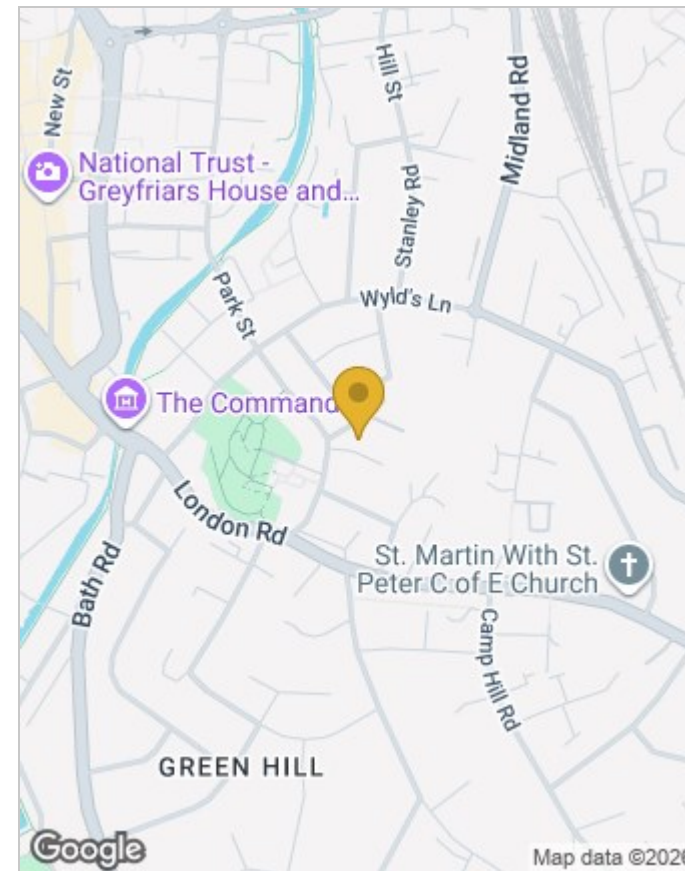
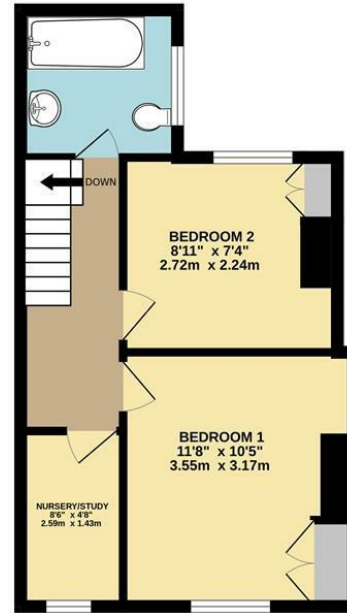
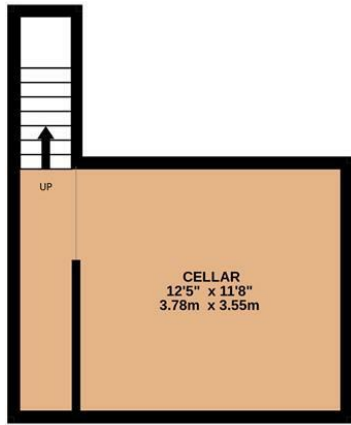
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

BASEMENT LEVEL

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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