



27 Bath Road, Worcester, WR5 3AB  
Guide Price £365,000





**\*\* SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL \*\***

PLJ Worcester are delighted to bring to the market situated on Bath Road in Worcester, this delightful Georgian semi-detached house which offers a perfect blend of character and modern living. With three double, well-proportioned bedrooms plus an office space, this property is ideal for families or those seeking extra space.

The house is deceptively spacious inside, providing ample room for both relaxation and entertaining. Downstairs are the two main reception rooms plus the kitchen diner and WC allowing plenty of space for everyone.

One of the standout features of this home is its convenient location, just a short stroll from the vibrant city centre. Residents will enjoy easy access to a variety of shops, restaurants, and local amenities, making it an excellent choice for those who appreciate urban living while still enjoying the comforts of a residential area.

The property also benefits from off-road parking, a valuable asset in this bustling part of Worcester. The pleasant and private rear garden offers a tranquil retreat, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

This Georgian gem combines period charm with practical living, making it a wonderful opportunity for anyone looking to settle within close proximity of the city centre. Don't miss the chance to make this lovely house your new home.

EPC: B Council Tax Band: D Tenure: Freehold

**Hall**

Entrance door. Radiator. Ceiling light point.

**Living room**

Bay window to front aspect. Radiator. Ceiling light point and wall lights. Feature fireplace.

**Dining room**

French doors to rear garden. Ceiling light point. Radiator. Feature fireplace with log burner. Parquet flooring.

**Rear hall**

Door and windows to rear garden. Ceiling light point. Radiator. Storage cupboard. Door to the front.

**WC**

Ceiling light point. Radiator. Wall mounted wash hand basin and low level WC. Quarry tiled flooring. Tiled splashbacks.

**Kitchen**

Windows to rear aspect. Spot lights. Radiator. Wall and base units with work surface on top. Space for cooker, washing machine, and fridge freezer. Ceramic sink with mixer tap.

**Cellar**

Light and power.

**Landing**

Window to side aspect. Two ceiling light points. Loft access.

**Bedroom one**

Bay window to front aspect. Ceiling light point. Radiator. Feature fireplace. Built-in wardrobe.







## Bedroom two

Window to rear aspect. Radiator. Ceiling light point. Built-in wardrobe.

## Bedroom three

Window to rear aspect. Ceiling light point. Radiator. Accessed from Office/Bedroom four.

## Office/Bedroom four

Double glazed ceiling window. Radiator. Ceiling light point.

## Bathroom

Window to front aspect. Ceiling light point. Heated towel rail. Extractor fan. Panelled bath with mains fed shower. Wash hand basin and low level WC within vanity units. Storage cupboards. Tiled splashbacks.

## Rear garden

Private rear garden enclosed with traditional walls. Tiered with three patio areas and steps leading up. Borders planted with a variety of trees and shrubs.

## COUNCIL TAX WORCESTER

We understand the council tax band presently to be : D

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).

## Parking

Parking for the property is a driveway to the front of the property.

## 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.

## 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.

## 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.

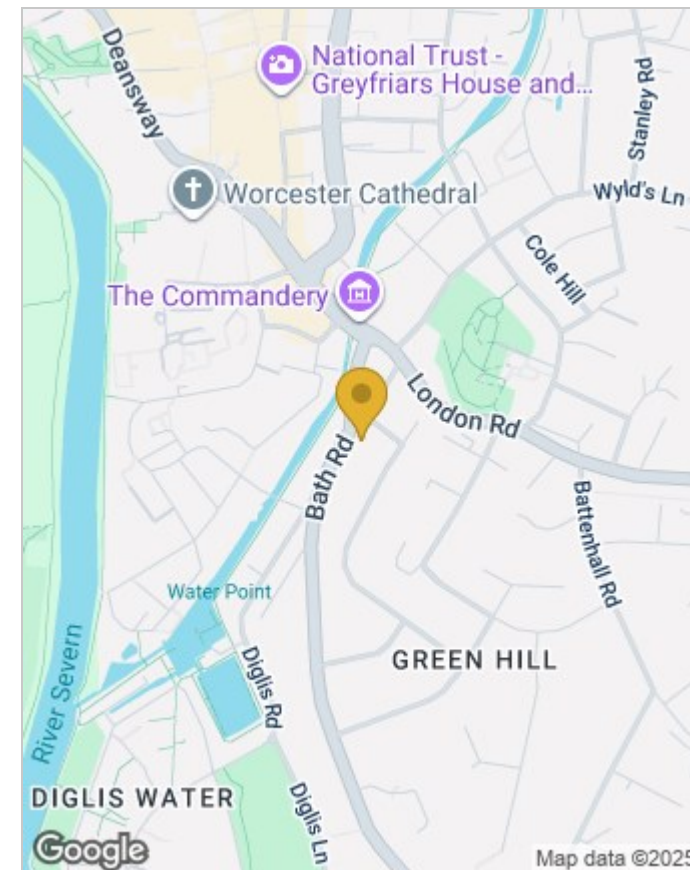
## Viewings

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.





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		
(85-95) <b>A</b>		94
(81-84) <b>B</b>	84	
(69-80) <b>C</b>		
(65-68) <b>D</b>		
(55-64) <b>E</b>		
(45-54) <b>F</b>		
(35-44) <b>G</b>		
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.

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