



2 Grosmont Avenue, Worcester, WR4 0RD  
Offers Over £500,000





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

PLJ Worcestershire are delighted to present this immaculately presented four-bedroom detached family home offering a perfect blend of space, modern living and comfort. As you step inside, you are greeted by the welcoming hallway leading into a spacious living room, ideal for both relaxation and entertaining guests. The contemporary kitchen is a highlight of the property, featuring sleek finishes and ample space for culinary creativity. Additionally downstairs is the dining room, study, WC and useful utility room.

Upstairs the four well-proportioned bedrooms offer plenty of room for family members or guests, ensuring everyone has their own private space. The main bedroom benefits further from the en-suite shower room with the family bathroom servicing the remaining bedrooms. Both the en-suite and family bathroom have been tastefully designed with a contemporary finish providing a touch of luxury.

The property is situated within the popular residential area of Warndon Villages which is within close proximity to shops and travel networks, ensuring that daily amenities and commuting options are easily accessible.

The pleasant rear garden is a delightful retreat, perfect for enjoying sunny afternoons or hosting family gatherings. Additionally, the property boasts a double garage and ample off-road parking, making it convenient for families with multiple vehicles.

This home is not only a beautiful living space but also a practical choice for modern family life. With its desirable location and impressive features, this property is sure to appeal to those seeking a comfortable and stylish home in Worcester. Don't miss the opportunity to make this stunning house your new family home.

**Hallway**

Radiator and ceiling light point. Stairs rising to first floor.

**Living Room**

Double glazed bay window to front aspect. Feature fireplace with inset electric fire. Wall lights and two radiators.

**Kitchen**

Double glazed window to rear aspect. Kitchen fitted approximately 2 years ago with a range of contemporary wall and base units with work surface over. Integrated cooker with hob and extractor over, dishwasher and fridge. Sink with mixer tap and tiled splashbacks. Ceiling spotlights. Heated towel rail.

**Dining Room**

Double glazed sliding doors to rear garden. Radiator and ceiling light point.

**Study**

Double glazed windows to rear aspect. Radiator and ceiling light point.

**WC**

Obscure double glazed window. Wash hand basin with vanity unit and low level WC. Radiator and ceiling light point.

**Utility Room**

Double glazed door to garden. Wall and base units with work surface over. One and a half bowl and sink with mixer tap. Integrated washing machine. Tiled splashbacks. Ceiling spotlights and heated towel rail.







## Landing

Double glazed window to side aspect. Loft access. Radiator and two ceiling light points. Storage cupboard.

## Bedroom One

Two double glazed windows to front aspect. Built-in wardrobes. Radiator and ceiling light point.

## En-suite

Obscure double glazed window to front aspect. Wet room style shower with mains fed rainfall shower, wash hand basin and low level WC inset to vanity unit. Heated towel rail and ceiling spotlights. Tiled walls.

## Bedroom Two

Double glazed window to rear aspect. Built-in wardrobes. Radiator and ceiling light point.

## Bedroom Three

Double glazed window to rear aspect. Built-in wardrobes. Radiator and ceiling light point.

## Bedroom Four

Double glazed window to front aspect. Radiator and ceiling light point.

## Bathroom

Obscure double glazed window to rear aspect. Panelled bath, shower cubicle with mains fed shower, wash hand basin and low level WC inset to vanity unit. Tiled walls.

## Rear Garden

Enclosed private garden with timber panelled fencing. Patio seating area with steps leading up to lawn and further patio area and planted borders. Gated side access.

## Double Garage

Obscure double glazed door to rear garden. Light and power. Part-sectioned off, providing work surface and additional wall and base units.

## Council Tax Worcester

We understand the council tax band presently to be : F

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).

## 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.

## Tenure

We understand that the property is offered for sale Freehold.

## 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.

## 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.

## 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>

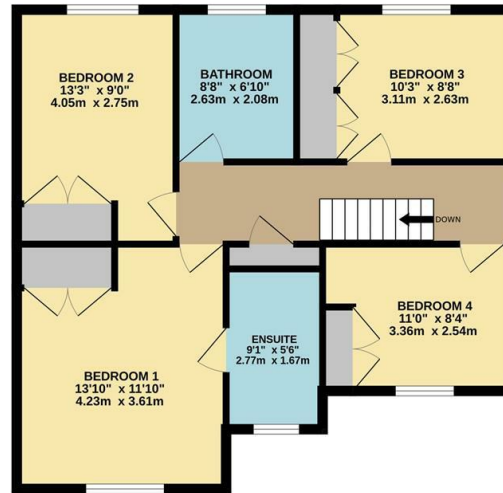
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.



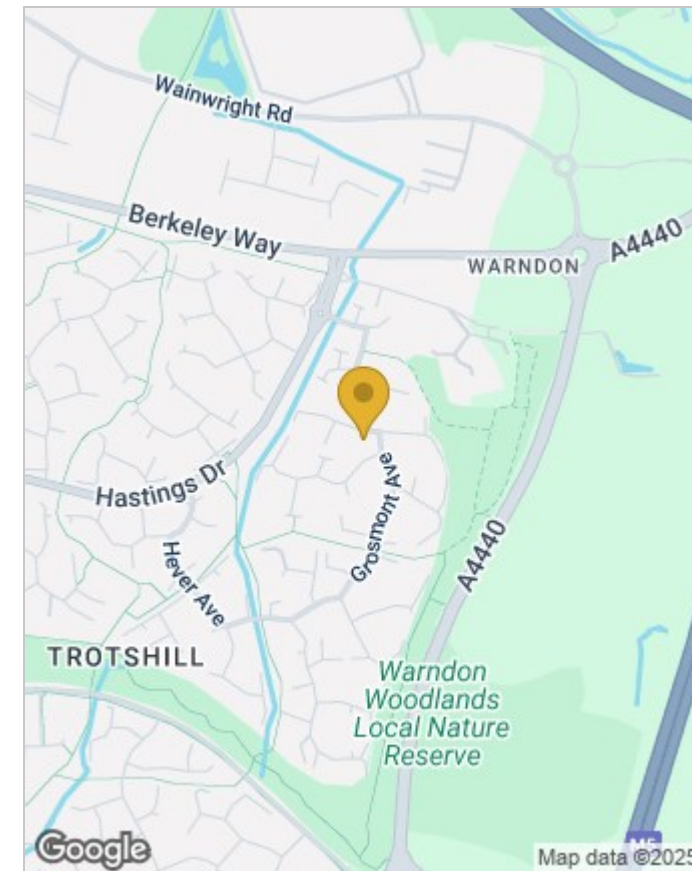
GROUND FLOOR



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		
(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.

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