



23 Woodland Close, Worcester, WR3 8HU
Guide Price £125,000



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

Philip Laney & Jolly Worcester offer to the market 23 Woodland Close. This delightful first-floor coach house style apartment presents an excellent opportunity for first-time buyers or investors. The property enjoys a well designed layout, featuring a comfortable reception room that invites relaxation. The single bedroom offers a peaceful retreat, while the newly fitted shower room adds a touch of modern convenience.

Recent improvements by the current owner have enhanced the property significantly, including the installation of a new gas central heating system, re decoration and fitting of new carpets and benefits from double glazing.

Parking is available, adding to the practicality of this charming home. With no onward chain, you can move in without delay, making this property an attractive option for those looking to settle in quickly.

In summary, this coach house in Woodland Close is a perfect blend of comfort, convenience, and modern living, making it a must-see for anyone seeking a new home or investment opportunity in Worcester.

EPC: C Council Tax Band: A Tenure: Freehold

Bathroom

Laminate flooring. Spotlight lighting. Low level WC. Double vanity unit and sink. Heated towel rail. Mixer shower with double shower. Double glazed window to rear aspect. Storage cupboard/airing cupboard. Access into attic space.

Bedroom

Carpet flooring. Ceiling light point with electric ceiling fan. Radiator with thermostat. Double glazed window to rear aspect. Door into the bathroom.

Living room

Glass wooden door. Carpet flooring. Double glazed window to front aspect. Radiator with thermostat. Ceiling light point. Opening into the kitchen.

Kitchen

Laminate flooring. Space for fridge freezer. Space and plumbing for washing machine. Built-in electric oven and hob with extractor fan. Tiled splashback. Double glazed window to front aspect. Ceiling light point.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : A 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.

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 with Flying 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 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 an allocated parking space.

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>

EE- Good outdoor and in-home

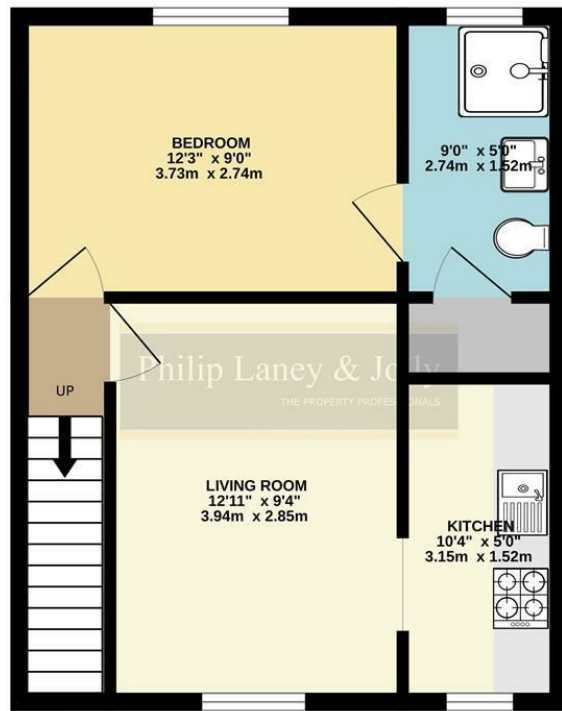
O2- Good outdoor

Three- Good outdoor, variable in-home

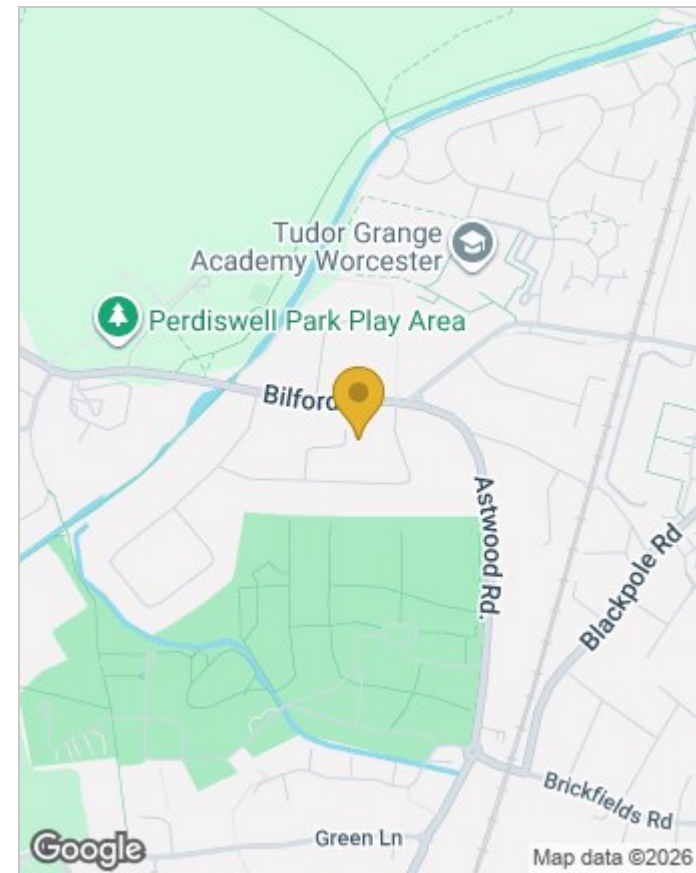
Vodafone- Good outdoor

What Three Words

Margin Moving Oddly



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		
(02 plus) A		
(01-01) B		
(09-00) C		
(25-40) D		
(35-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales	70	71
		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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