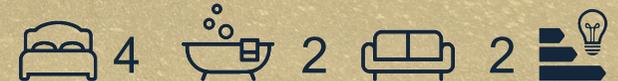




1 Agatha Gardens, Worcester, WR3 8PB
Guide Price £470,000



Philip Laney & Jolly Worcester are delighted to present this executive four bedroom family home, nestled in the desirable Agatha Gardens in Fernhill Heath, Worcester. Occupying an enviable end plot, the property offers a generous and well planned layout, ideal for modern family living.

Upon entering, you are welcomed by two reception rooms that provide excellent space for both relaxation and entertaining. The kitchen is complemented by a separate utility room and a convenient ground floor WC, adding practicality to everyday life.

Upstairs, the property enjoys four double bedrooms, offering ample space for family members and guests alike. The main bedroom benefits from its own ensuite shower room, while a well appointed family bathroom serves the remaining bedrooms.

Further features include an integral garage, ideal for additional storage, along with a good sized rear garden perfect for outdoor enjoyment and social gatherings. The home also benefits from double glazing throughout and gas central heating, ensuring comfort and efficiency all year round.

With off road parking and a sought after village location, this home is offered with no onward chain and is ready for its next owners to move straight in. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Entrance Hallway

Entrance door with double glazed side panels. Ceiling light point. Radiator. Laminate flooring. Stairs to first floor. Understairs storage cupboard. Doors off to:

Living Room

Two ceiling light points. Radiator. Laminate flooring. Double glazed window to front aspect. Electric fireplace.

Dining Room

Radiator. Ceiling light point. Laminate flooring continued. Double glazed sliding doors to rear aspect. Door leading to:

Kitchen

Matching wall and base units. Radiator. Ceiling light point. Bosch 4 ring gas hob with extractor fan over. Integrated Bosch oven. Space and plumbing for dishwasher. Space for fridge-freezer. Stainless steel sink and drainer with tap over. Double glazed window to rear aspect. Door leading to:

Utility Room

Ceiling light point. Radiator. Double glazed window to side aspect. Stainless steel sink and drainer with tap over. Space and plumbing for washing machine and space for tumble dryer.

Downstairs WC

Obscure double glazed window to side aspect. Radiator. Ceiling light point. Wall hung wash hand basin with tiled splashback.

Landing

Ceiling light point. Radiator. Access to loft. Airing cupboard. Laminate flooring.

Bedroom One

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

Ensuite

Chrome heated towel rail. Low level WC. Wall hung wash hand basin. Obscure double glazed window to side aspect. Tiled shower cubicle. Ceiling spotlights.

Bedroom Two

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

Bedroom Three

Ceiling light point. Radiator. Double glazed window to rear.





Bedroom Four

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

Bathroom

Half tiled walls. Ceiling spotlight. Obscure double glazed window to rear aspect. Wall hung wash hand basin. Low level WC. Panelled bath with shower over. Chrome heated towel rail.

Rear Garden

Initial patio area. Majority of garden laid to lawn. Outside tap. Gated side access to front of the property.

Garage

Obscure double glazed entry doors. Ceiling light point and ceiling spotlights. Houses Bosch combination boiler. Radiator.

Parking

Parking for the property is a driveway for two cars

Tenure - Freehold

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.

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.

Council Tax Wychavon

We understand the council tax band presently to be : E

Council Tax Band :

<https://www.gov.uk/council-tax-bands>

Wychavon District Council

<https://www.wychavon.gov.uk/benefits-and-council-tax/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

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/my-products>

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

O2- Good outdoor

Three- Good outdoor

Vodafone- Good outdoor

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.

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

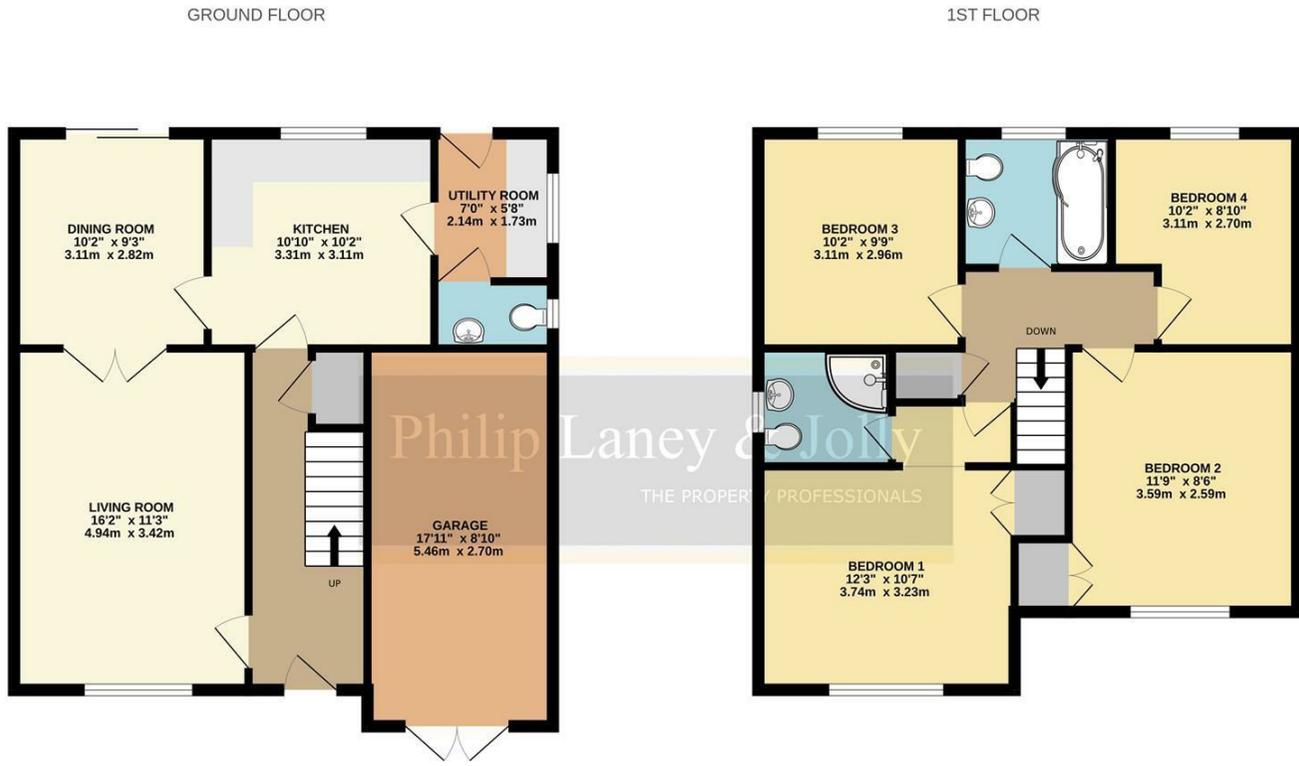
Strictly by appointment with the Agents. Please call 01905 26664. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.

Property to sell

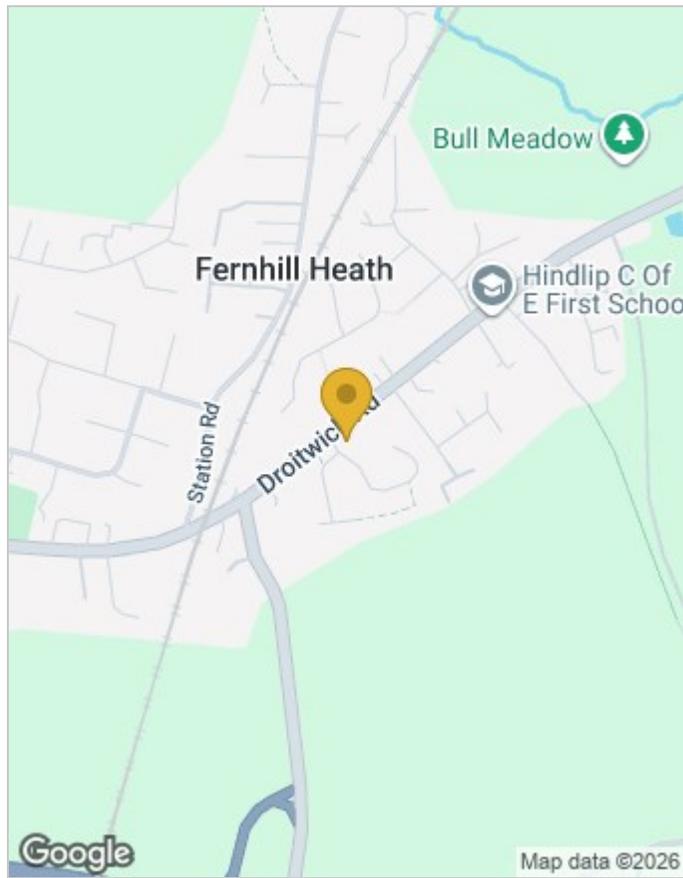
If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.





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			
02-10(A)	A		
11-15(B)	B		
16-20(C)	C		
21-25(D)	D		
26-30(E)	E		
31-35(F)	F		
36-38(G)	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 firms employment has the authority to make or give any representation or warranty in respect of the property.