



61 Oldbury Road, Worcester, WR2 6AL  
Guide Price £450,000



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

This is a rare opportunity to acquire a home that has been cherished and owned by the same family for over 60 years. Nestled on Oldbury Road in St Johns Worcester, this substantial detached family home presents an excellent opportunity for those seeking a blend of space and comfort. This well maintained double fronted design home has been thoughtfully extended to accommodate family living and invites cosmetic updates and also offers further scope and potential, subject to usual planning consent.

Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient downstairs WC. The kitchen breakfast room is perfect for family gatherings and casual dining. Adjacent to this, the dining room/study provides an ideal setting for more formal occasions. The extended living/garden room is a standout feature, bathed in natural light and offering a lovely view of the expansive rear garden, making it a perfect space for relaxation or entertaining.

The first floor comprises three well-proportioned bedrooms, providing ample space for family or guests, along with a family bathroom that caters to all your needs.

Outside, the property is complemented by a large South facing rear garden, ideal for children to play or for hosting summer barbecues. The front of the house offers parking for up to three vehicles, along with access to a garage, ensuring convenience for busy families.

Additional benefits include gas central heating and double glazing. This property is offered with NO ONWARD CHAIN, making it an attractive option for those looking to move swiftly into their new home.

In summary, this delightful family residence on Oldbury Road is a rare find, combining generous living spaces with a beautiful garden, all in a desirable location. It is a must see for anyone looking to settle in Worcester.

EPC: C Council Tax Band: E

#### **Entrance Hallway**

Glazed front door. Radiator. Ceiling light point. Stairs to first floor with storage cupboard.

#### **Dining Room/Study**

Double glazed window to the front aspect. Radiator. Serving hatch to kitchen. Ceiling light point.

#### **WC**

Wash hand basin. Low level WC. Ceiling light point.

#### **Kitchen/Breakfast Room**

Double glazed window to the rear aspect. Range of wall and base units with worksurfaces over. Built in Indesit oven and four ring gas hob. Wall mounted boiler. Radiator. Vinyl flooring. Fridge freezer and washing machine to be included. Stainless steel sink and drainer. Two ceiling light points. Door to enclosed side passageway.

#### **Enclosed Side Passageway**

Doors to the front and rear aspect.

#### **Living/Dining Area**

Extended living/garden/dining area. Double glazed window to front aspect, fireplace and wall lights. Sliding patio doors overlooking the feature rear garden.

#### **Landing**

Double glazed window to the front aspect. Loft access. Ceiling light point.

#### **Bedroom 1**

Spacious room with double glazed window to front and rear aspect. Radiator. Ceiling light point.





#### Bedroom 2

Double glazed window to rear aspect. Radiator. Airing cupboard housing water tank.

#### Bedroom 3

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

#### Bathroom

Double glazed window to rear aspect. Pedestal wash hand basin. Low level WC. Panelled bath with mixer tap and shower attachment. Tiled walls. Radiator. Ceiling light point.

#### Rear Garden

Extensive garden laid mainly to lawn all with mature borders shrubs and trees. Enclosed by timber panelled fencing. Access to garage. Outside tap. and gated side passage to the front of the property and parking area.

#### Front

Tarmac driveway providing off road parking for several vehicles with area laid to lawn. Access to the garage.

#### Garage

Single glazed window to side aspect. Single glazed door to rear garden. Up and over door. Power and lighting.

#### Parking

Parking for the property is space 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 Worcester

We understand the council tax band presently to be : E

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).

#### Broadband

We understand currently that 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, variable in-home

O2-Good outdoor

Three-Good outdoor

Vodafone-Good outdoor, variable in-home

#### 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>

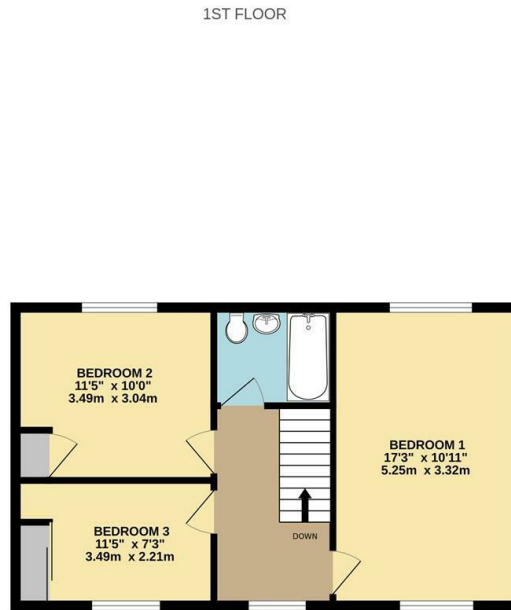
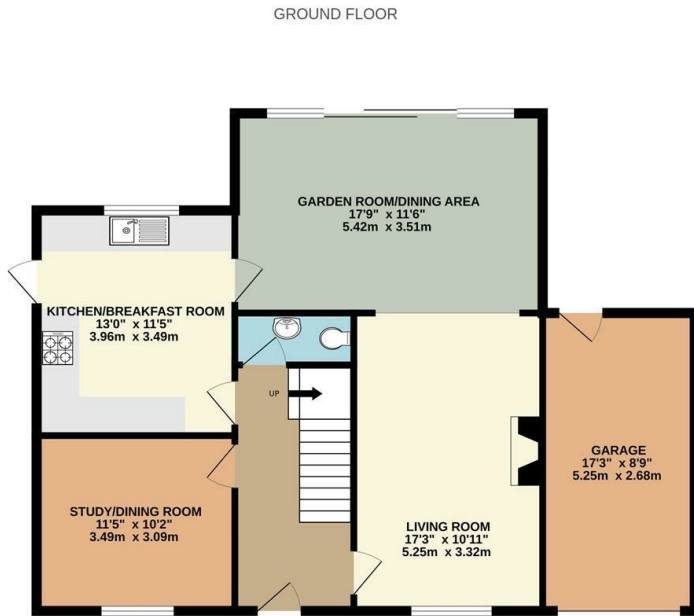
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

#### Verifying ID

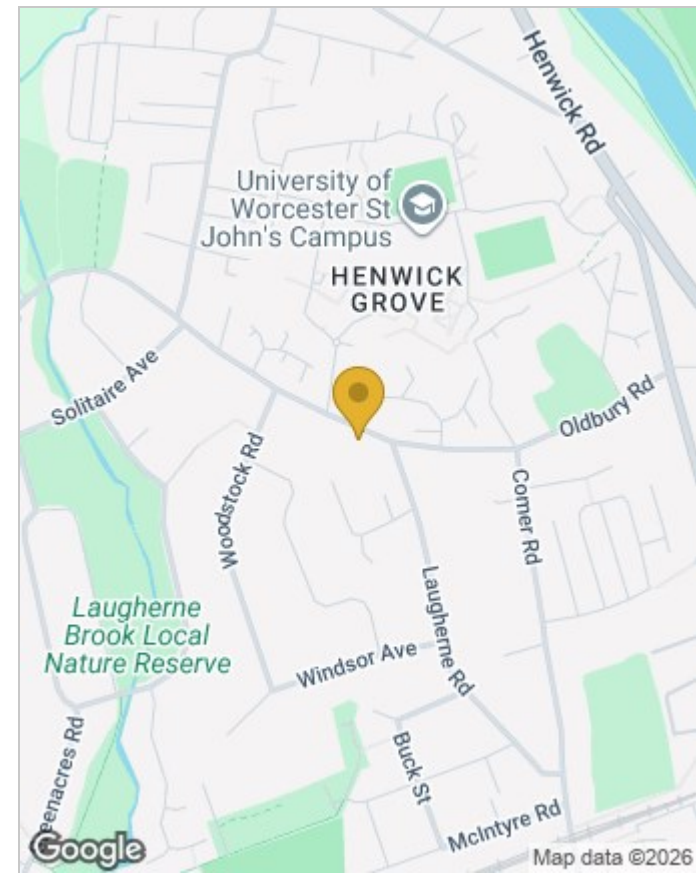
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, 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.



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)			
11-15 (B)			
16-20 (C)			
21-25 (D)			
26-30 (E)			
31-35 (F)			
36-50 (G)			
Not energy efficient - higher running costs			
England & Wales		71	77
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.