



4 Woolhope Road, Worcester, WR5 2AS  
Offers In The Region Of £395,000



PLJ Worcester are delighted to bring to the market this beautifully presented Victorian three-bedroom semi-detached home, ideally situated in the highly sought-after Battenhall area of Worcester, just south of the city centre and within a short and convenient walking distance of its wide range of amenities.

This charming property effortlessly combines period character with modern living. The ground floor offers a welcoming living room featuring a large bay window that fills the space with natural light, alongside a separate dining room perfect for entertaining. A stylish and modern kitchen provides a well-appointed space for everyday living whilst a useful downstairs shower room adds further practicality.

Upstairs, the property continues to impress with three good sized bedrooms and a contemporary family bathroom, thoughtfully arranged to suit modern lifestyles.

Externally, the home benefits from a private rear garden, designed with both relaxation and entertaining in mind. A spacious decked seating area provides the perfect setting for outdoor dining, while an undercover section—currently utilised as a bar and BBQ area—creates a versatile and sociable space all year round.

This is a fantastic opportunity to acquire a characterful home in a prime residential location, offering both convenience and lifestyle appeal.

EPC Grade E Council Tax Band C Tenure Freehold

## Hallway

Entrance door. Radiator. Ceiling light point. Stairs rising to first floor.

## Living Room

Double glazed bay window to front aspect. Feature fireplace with gas fire inset. Ceiling light point. Radiator.

## Dining Room

Double glazed French doors to rear garden. Ceiling light point. Radiator. Understairs storage.

## Kitchen

Double glazed window to side aspect. Radiator. Ceiling light point. Double glazed door to rear garden. Modern wall and base units with work surface over top. Space for fridge-freezer and cooker. Space and plumbing for dishwasher and washing machine.

## Shower Room

Obscure double glazed window to rear aspect. Two heated towel rails. Ceiling light point. Storage cupboard. Shower cubicle with mains fed shower. Wash hand basin atop vanity unit. Low level WC. Tiled splashback.

## Landing

Radiator. Ceiling light point. Storage cupboard. Access to loft.

## Bedroom One

Two double glazed windows to front aspect. Radiator. Ceiling light point.

## Bedroom Two

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

## Bedroom Three

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





## Bathroom

Obscure double glazed window. Ceiling light point. Radiator. Heated towel rail. Claw foot bath with shower attachment. Wash hand basin atop vanity unit. Low level WC.

## Rear Garden

Seating area and stairs leading up to large decking and covered seating area. Secure with timber panelled fencing. Gated side access.

## Council Tax Worcester

We understand the council tax band presently to be : C

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.

## 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.

## 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.

## Broadband

We understand currently Full Fibre Broadband is available to order 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>

## Parking

Parking for the property is on street parking.

## 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

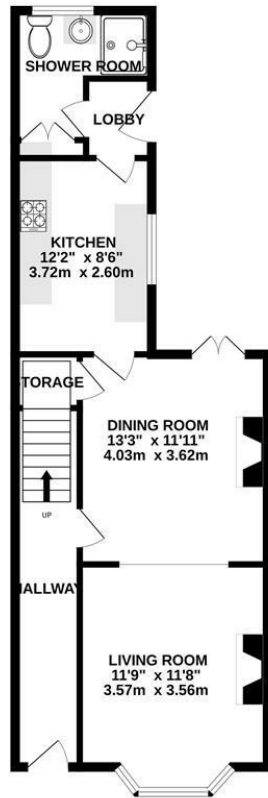
O2- Good outdoor and in-home

Three- Good outdoor and in-home

Vodafone- Good outdoor and in-home



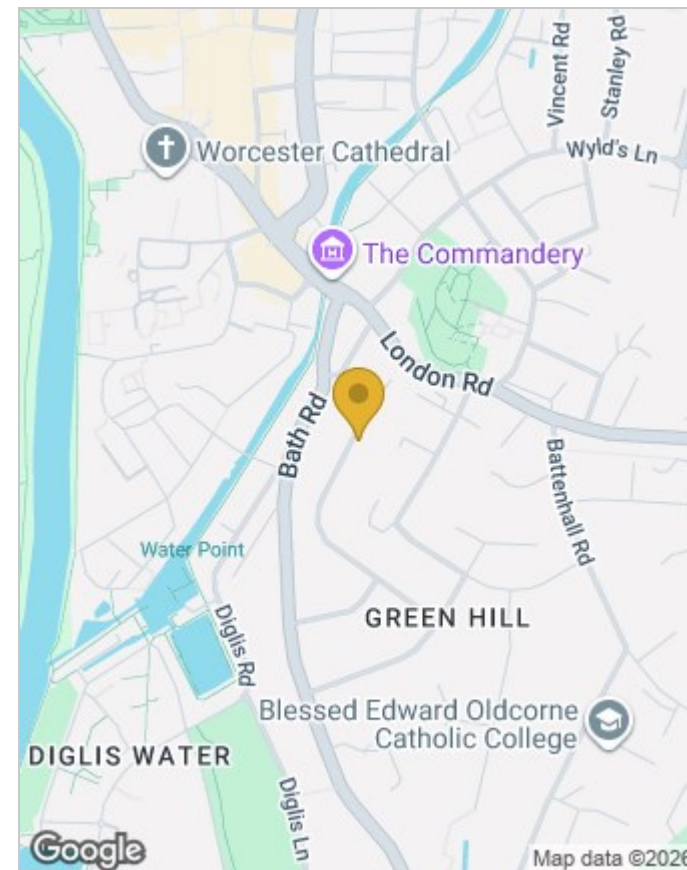
GROUND FLOOR



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		78
(54-68) D		
(39-53) E	53	
(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.