



Philip Laney & Jolly



37 Gillam Street, Worcester, WR3 8JT  
Asking Price £190,000

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

PLJ Worcester bring to the market this two-bedroom Victorian end-terrace house situated in Gillam Street just North of the city centre which is in need of modernisation throughout but presents an opportunity for those looking to create their ideal home. With two generous reception rooms, this property offers plenty of space for versatile living for both relaxation and entertaining. Additionally downstairs is the kitchen, WC and cellar.

Upstairs the house features two well-proportioned double bedrooms, the bathroom, while functional, is in need of modernisation, allowing you the chance to personalise it to your taste. The property is equipped with a modern combination boiler, ensuring efficient heating and hot water.

Outside the property offers a good sized rear garden which presents a blank canvas, ready for your creative touch to transform it into your ideal outdoor space.

Additionally, the house benefits from double glazing throughout, enhancing energy efficiency and providing a comfortable living environment throughout the year. While the property does require some modernisation, it is a fantastic opportunity for buyers looking to invest in a home that they can truly make their own.

In summary, this end-terrace house on Gillam Street is a promising prospect for anyone looking to enter the property market in Worcester. With its potential for improvement it is well worth considering for your next home.

EPC: D Council Tax Band: B Tenure: Freehold

### Living Room

Double glazed window to the front aspect. Fireplace with inset gas fire. Radiator and ceiling light point.

### Dining Room

Double glazed window to rear aspect. Fireplace (gas fire condemned). Radiator and ceiling light point. Door to cellar.

### Kitchen

Double glazed window to side aspect and door to rear garden. Kitchen fitted with wall and base units with worksurface over. Sink and drainer and tiled splashbacks. Space for fridge freezer, cooker and washing machine.

### WC

Obscure double glazed window. Radiator and ceiling light point. Low level WC and tiled walls.

### First Floor Landing

Ceiling light point. Doors off to:

### Bedroom One

Double glazed window to rear aspect. Radiator and ceiling light point. Feature fireplace.

### Bedroom Two

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

### Bathroom

Obscure double glazed window to rear aspect. Panelled bath, pedestal wash hand basin and low level WC. Tiled splashbacks. Storage cupboard.





## Rear Garden

Garden laid to lawn with patio area and hedging. Side access.

## Parking

Parking for the property is on street parking.

## 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 : B

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 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>

## 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>

## 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.

## 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.

## Agent's Note

Gas fire in the dining room is condemned.

## Agent's Note

Neighbour has right of way across the garden into theirs.



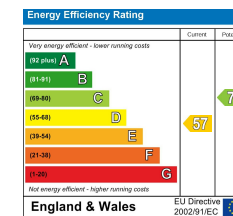
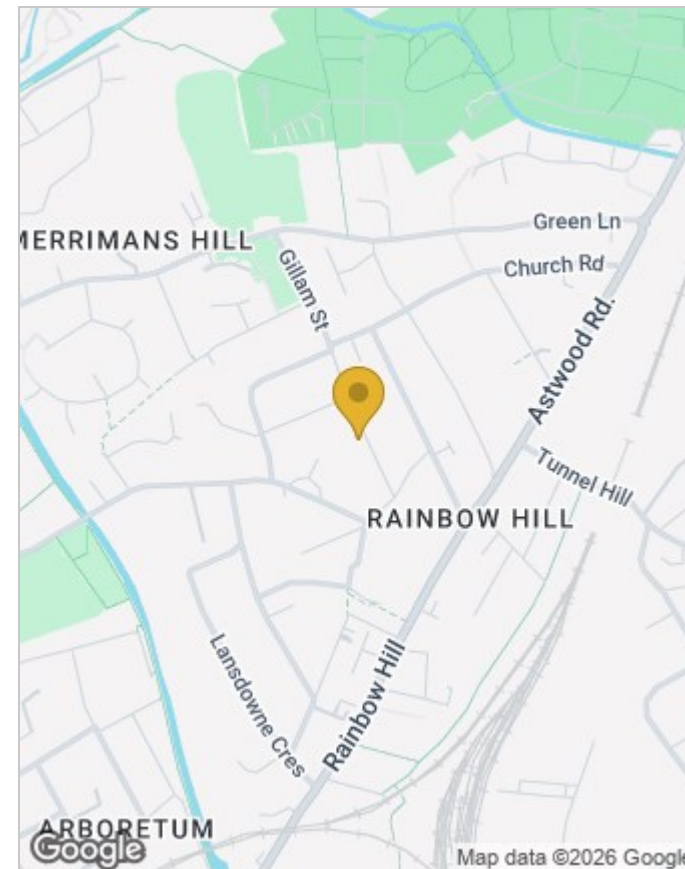
BASEMENT

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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## 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.