



18 King Arthurs Close, Worcester, WR2 6BD
Guide Price £300,000



PLJ Worcester are delighted to bring to the market, situated in the popular residential area of King Arthurs Close, this immaculately presented, extended semi-detached house which offers a perfect blend of space and modern living. With 3 well-proportioned bedrooms, this home is ideal for families or those seeking extra space.

The ground floor comprises of an inviting entrance hall, WC, spacious lounge/diner, utility room and the contemporary kitchen is a true highlight of the property. Additionally, the conservatory, complete with a proper roof and a charming log burner, creates a warm and inviting space to enjoy throughout the year. In addition to the three bedrooms upstairs the stylish bathroom complements the overall aesthetic of the home, ensuring a fresh and appealing environment. Outside, the low maintenance rear garden offers a tranquil retreat, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

Situated in a popular residential neighbourhood, this home is conveniently located within close proximity to local amenities, making daily life both easy and enjoyable. A viewing is highly recommended to appreciate this wonderfully presented home.

EPC: C Council Tax Band: C Tenure: Freehold

Hall

Obscure double glazed entrance door. Spot lights. Radiator. Under stairs storage.

WC

Low level WC and wall mounted wash hand basin. Ceiling light point. Extractor fan.

Lounge/Diner

Double glazed window to front aspect. Two ceiling light points. Two radiators. Double glazed French doors and side panels to conservatory.

Conservatory

Proper roof with ceiling window. Double glazed door to garden. Double glazed windows. Log burner with hearth.

Kitchen

Double glazed window to rear aspect. Double glazed door to the garden. Spot lights. Contemporary wall and base units with work surface on top. Integrated cooker and hob with extractor over. Space for dishwasher and fridge freezer. One and a half bowl Ceramic sink and drainer. Tiled splashbacks.

Utility room

Double glazed window to front aspect. Spot lights. Radiator. Shelving and base units. Space and plumbing for washing machine.

Landing

Loft access. Spot lights. Double gazed window to side aspect. Doors off to:

Bedroom one

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

Bedroom two

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

Bedroom three

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





Bathroom

Obscure double glazed window to side aspect. Ceiling light point. Extractor fan. Heated towel rail. Panelled bath with electric shower. Wash hand basin atop vanity unit with low level WC. Tiled splashbacks.

Rear garden

Secure with timber panel fencing. Low maintenance with large patio seating area and slate chippings. Gated side access.

Garage

Up and over door. Side door and window.

Workshop

Light and power. Window.

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.

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 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

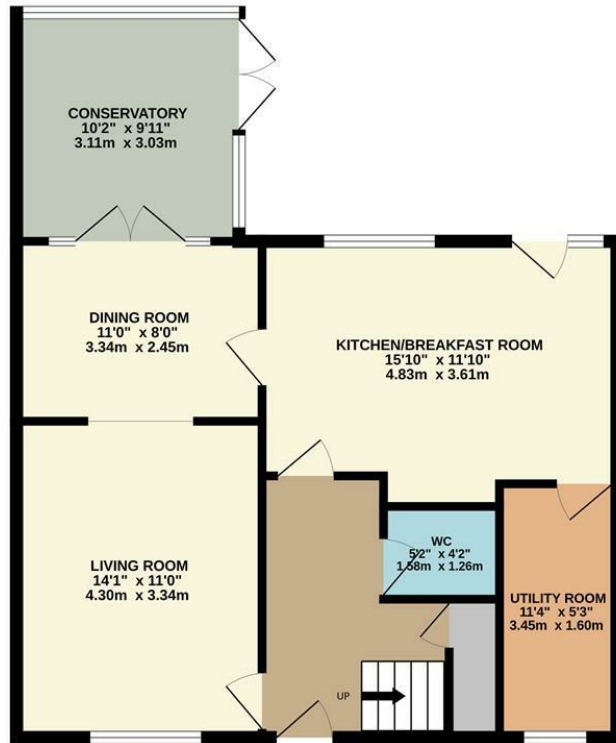
We understand currently Full Fibre Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

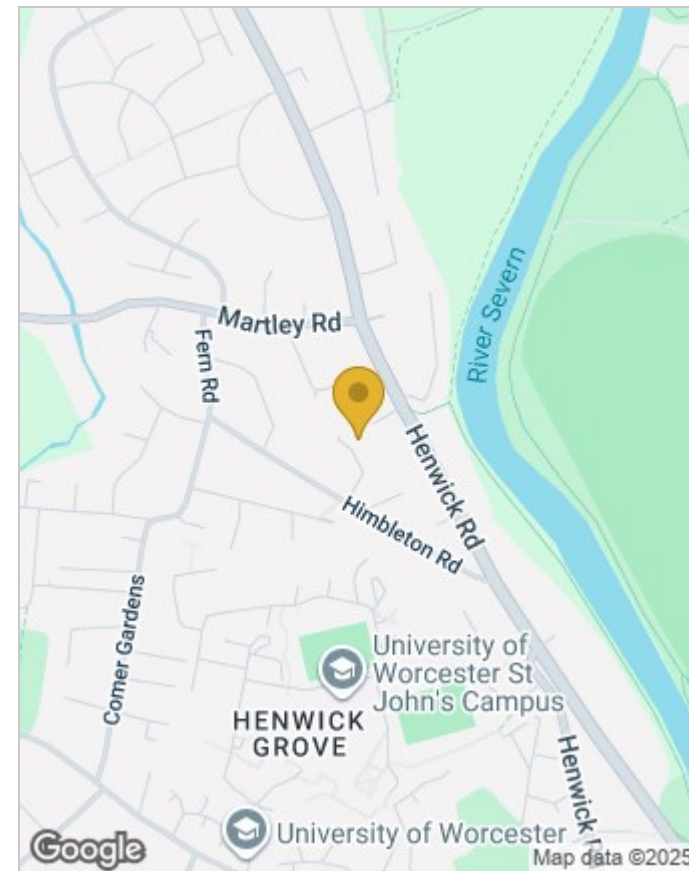
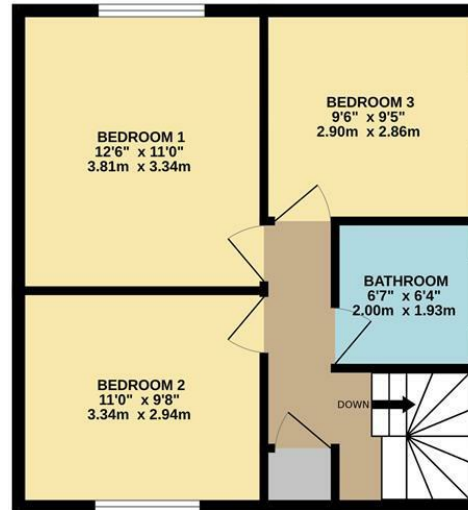


GROUND FLOOR



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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1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	75	82

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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<https://www.pljworcester.co.uk/>