



136 Columbia Drive, Worcester, WR2 4XH
Offers Over £350,000



PLJ Worcester bring to the market in the popular residential area of Lower Wick, Worcester, this three-bedroom detached family home which offers a wonderful opportunity for those looking to create their ideal living space. The property is conveniently located on Columbia Drive, within walking distance to a variety of local amenities, making it an ideal choice for families and professionals alike.

Upon entering, you will find two spacious reception rooms, providing ample space for relaxation and entertaining - the lounge diner which is perfect for family gatherings and the garden room which is a lovely addition, allowing natural light to flood the area and creating a seamless connection between indoor and outdoor living. Additionally downstairs is the nicely sized kitchen with space for a range of appliances.

The first floor comprises three well-proportioned bedrooms, providing comfortable accommodation for the entire family. The property also features a family bathroom, which is ready for your personal touch.

While the home is in need of some modernisation, it presents a fantastic opportunity for buyers to add their own style and flair. Outside is a lovely private rear garden and to the front plenty of off road parking.

This property is a rare find in a popular neighbourhood, making it an excellent investment for those looking to settle in a popular community. Don't miss the chance to transform this house into your perfect family home.

Porch

Obscure double glazed windows and entry door. Ceiling light point.

Entrance Hallway

Radiator. Ceiling light point. Storage cupboard. Stairs rising to first floor.

Living Room

Double glazed window to front aspect. Ceiling light point. Radiator. Fireplace with gas fire.

Dining Area

Ceiling light point. Radiator. Sliding doors to garden room. Door to:

Kitchen

Double glazed windows and obscure double glazed door to garden. Ceiling light point. Radiator. Matching wall and base units with work surface over. Space for fridge-freezer and cooker. Space and plumbing for washing machine and dishwasher. Stainless steel One and a half bowl sink and drainer. Tiled splashbacks.

Garden Room

Double glazed French doors to rear garden. Double glazed windows and obscure windows. Radiator. Ceiling light point.

Landing

Obscure double glazed window to side aspect. Ceiling light point. Airing cupboard. Storage cupboard. Loft access.

Bedroom One

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

Bedroom Two

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





Bedroom Three

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

Bathroom

Obscure double glazed windows to rear aspect. Ceiling light point. Heated towel rail. Walk in shower with mains fed shower. Pedestal wash hand basin. Low level WC. Tiles splashbacks.

Garden

Patio seating area with lawn and planted borders. Secure with timber panelled fencing and walls. Door to garage.

Garage

Up and over door. Light and power.

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 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.

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

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 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

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>

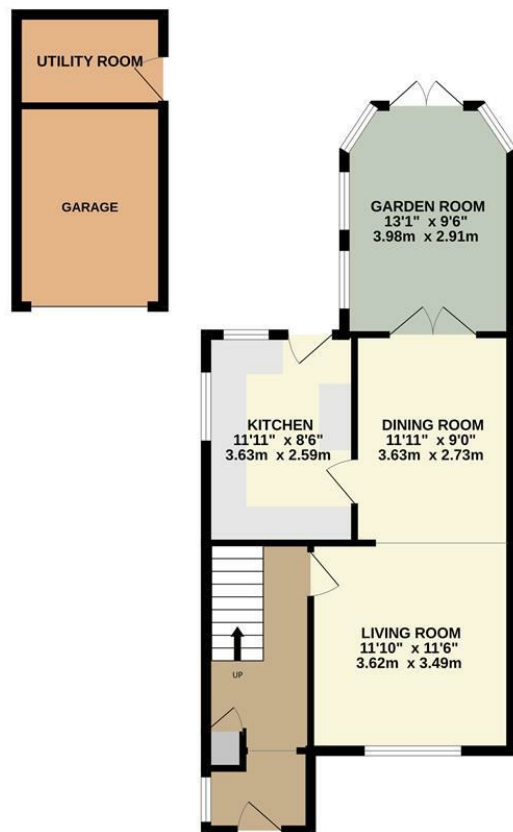
Parking

Parking for the property is via the driveway to the front

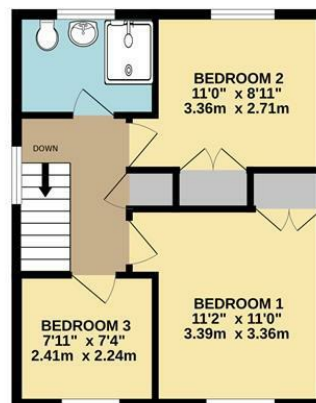
Mobile Coverage



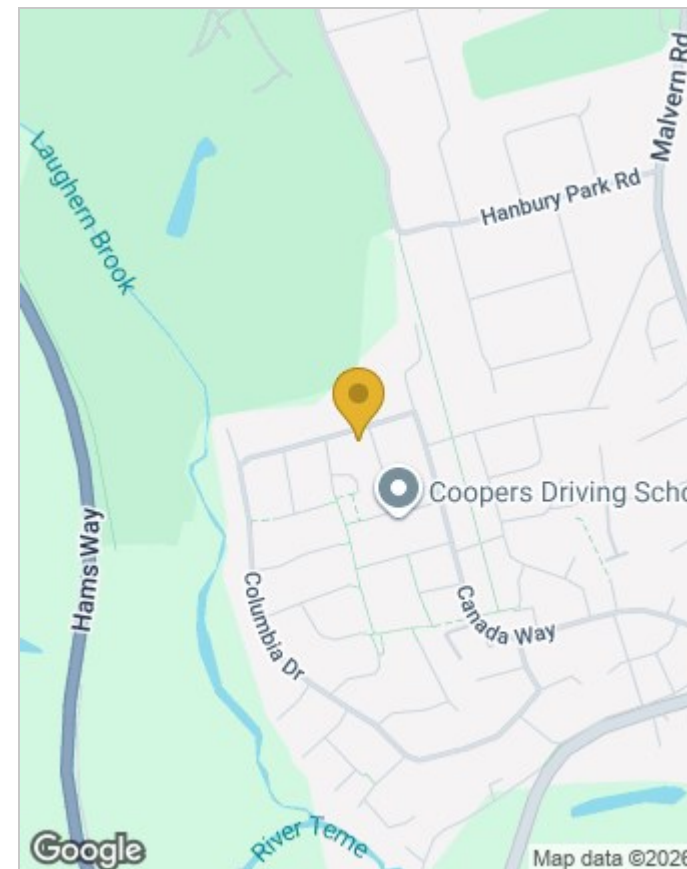
GROUND FLOOR



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			
(92-100) 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		72	79
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.

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