

Philip Laney & Jolly

21 Mandalay Drive, Worcester, WR5 2PL

Guide Price £295,000

3 1 2 C

** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL **
Philip Laney & Jolly Worcester are delighted to bring to the market this beautifully presented three-bedroom semi-detached home, located on Mandalay Drive in the popular Brockhill Village area of Norton. Offering well-proportioned accommodation throughout and a convenient location, this attractive property is ideal for first-time buyers, growing families and those seeking a well-connected village setting.

A welcoming entrance hall leads to a practical utility room, which provides access to a convenient ground floor WC, before continuing into the spacious living room. Designed for comfortable everyday living, the living room flows seamlessly into the well-appointed kitchen/dining room, creating an excellent space for both family life and entertaining, while a sliding patio door opens into the bright conservatory overlooking the rear garden, providing a versatile additional reception space ideal for relaxing or entertaining.

Upstairs, there are three good sized bedrooms and a well-presented family bathroom, offering comfortable accommodation throughout.

Outside, the low-maintenance rear garden provides a private space to relax or entertain, while off-road parking adds further convenience.

Situated within this desirable village, the property benefits from excellent local amenities and easy access to Worcester whilst also offering superb transport connections, with convenient access to the M5 motorway and Worcestershire Parkway railway station, making it an excellent choice for commuters while enjoying the benefits of a popular village community.

EPC: C Council Tax Band: C Tenure: Freehold

Entrance Hall
Radiator and ceiling light points. Doors off to:

Living Room
Double glazed sliding door to conservatory. Two radiators and ceiling light points. Stairs rising to first floor and door to:

Kitchen
Double glazed French doors to rear and double glazed windows to front aspect. Kitchen fitted with a range of modern wall and base units with worksurface over. Integrated cooker, microwave and hob with extractor over and splashback. Space for freestanding fridge freezer or integrated appliance. Sink and drainer. Ceiling spotlights.

Utility
Double glazed windows to front aspect. Worksurface with space and plumbing for washing machine and tumble dryer under. Ceiling light point. Door to downstairs WC.

WC
Wall mounted wash hand basin with tiled splashback. Low level WC. Cupboard housing combi boiler. Radiator and ceiling light point. Extractor fan.

Conservatory
Double glazed windows all around with French doors to rear garden.

First Floor Landing
Loft access. Airing cupboard. Ceiling light point and doors off to:























Bedroom One
Double glazed windows to rear aspect. Radiator and ceiling light point. Built-in wardrobes.

Bedroom Two
Double glazed windows to front aspect. Radiator and ceiling light point. Further loft hatch.

Bedroom Three
Double glazed windows to front aspect. Radiator and ceiling light point.

Bathroom
Obscure double glazed window to front aspect. Panelled bath with mains fed shower, vanity unit with wash hand basin and low level WC. Chrome heated towel rail. Tiled walls. Ceiling spotlights.

Rear Garden
Patio seating area surrounding conservatory. Partly laid to astro turf with timber panel fencing. Border to rear of garden.

Agents Note
Please note the existing vendors currently have an indemnity insurance policy in place for the Kitchen conversion. (Please contact us for further details)

Parking
Parking for the property is via the driveway to the front.

COUNCIL TAX WYCHAVON
We understand the council tax band presently to be : C
Council Tax Band :
https://www.gov.uk/council-tax-bands
Wychavon District Council
https://www.wychavon.gov.uk/benefits-and-council-tax/council-tax
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

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.

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.

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

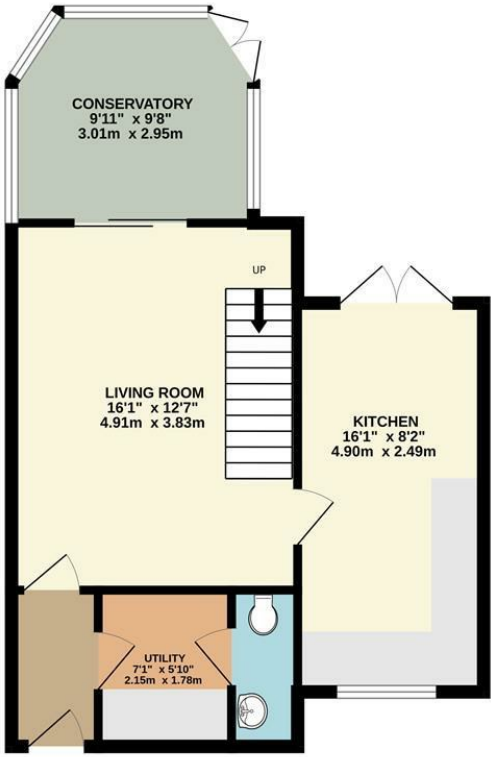
Broadband
We understand currently Full Fibre Broadband is available to order now at this property.

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

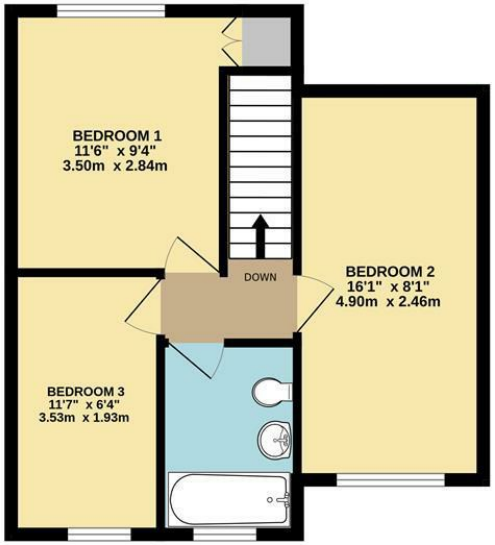
https://www.openreach.com/fibre-checker

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.

GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



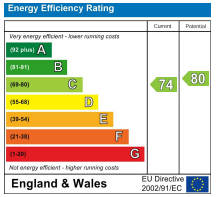
1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

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.
Made with Metropix ©2026





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

30 College Street, Worcester, Worcestershire, WR1 2LS
Tel: 01905 26664 | Email: office@pljworcester.co.uk
https://www.pljworcester.co.uk/