



15 Sheffield Close, Worcester, WR5 1RB  
Guide Price £215,000



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

Philip Laney & Jolly Worcester are pleased to offer this two bedroom semi detached home situated in the area of Sheffield Close, Worcester South of the city centre and within close proximity to the hospital. This attractive property presents an excellent opportunity for first time buyers looking to step onto the property ladder.

The accommodation includes a well proportioned living room, ideal for both relaxing and entertaining. The kitchen diner provides a welcoming space, perfectly suited to family meals and gatherings.

Both bedrooms are generous double rooms, offering plenty of space for comfort and individual style. A modern shower room adds practicality and convenience to everyday living. The property further benefits from double glazing and gas central heating

To the rear, the private garden was landscaped in 2024 and offers a peaceful setting, ideal for enjoying warm days or spending time with friends and family. The home also benefits from parking for one vehicle, adding to the overall convenience.

Combining comfort and practicality, this charming property represents an ideal first purchase or investment.

EPC Grade C Tenure Freehold Council Tax Band B

#### **Living Room**

Double glazed window to front aspect. Ceiling light point. Radiator. Stairs leading to first floor.

#### **Kitchen**

Range of wall and base units. Gas four-ring hob with extractor fan over. Space and plumbing for washing machine and dishwasher. Combination boiler. Stainless steel sink and drainer. Two ceiling light points. Double glazed window to rear aspect. Tiled splashbacks. Double glazed window door to rear garden. Space for fridge-freezer. Radiator.

#### **Bedroom 1**

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

#### **Bedroom 2**

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

#### **Shower Room**

Vinyl flooring. Tiled splashback on sink. Tiled shower cubicle. Wall hung wash hand basin. Low level WC. Obscure double glazed window to side aspect. Ceiling light point. Heated towel rail.





#### Rear Garden

Patio area. Left hand side laid to lawn with right hand side slate laid area. Enclosed by timber panelled fencing. Side access to front of property.

#### 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).

#### 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 - Freehold

We understand that the property is offered for sale Freehold.

#### Verifying ID - Malvern

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. 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 off-road space available for one car.

#### 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

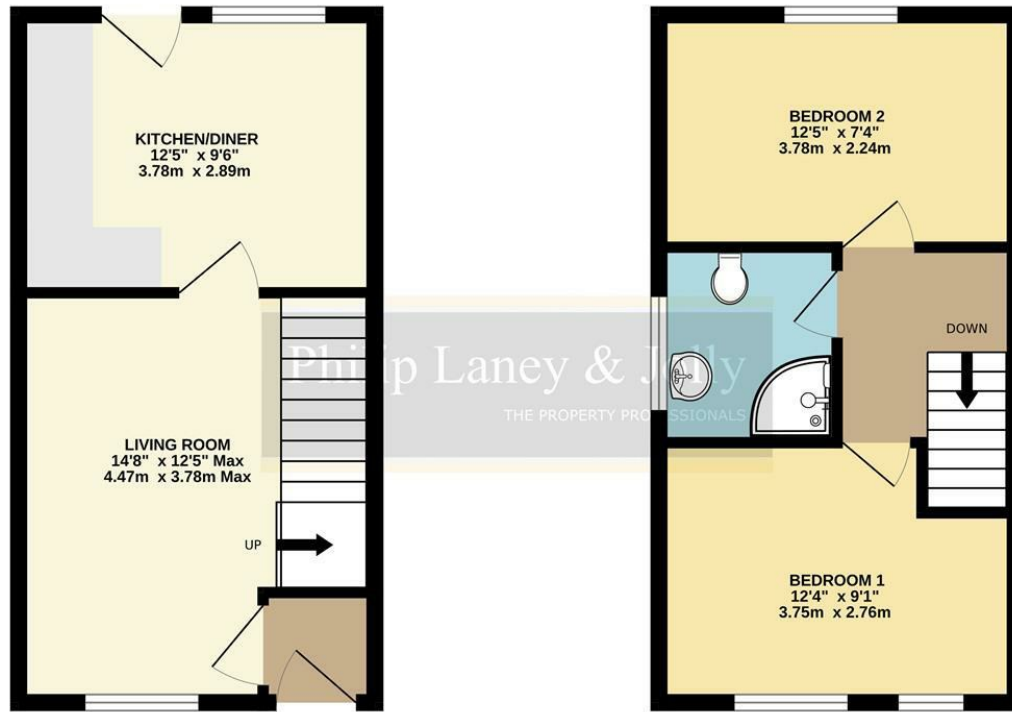
Three- Good outdoor

Vodafone- Good outdoor

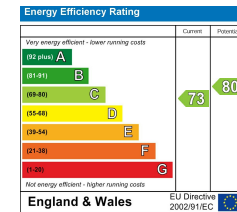
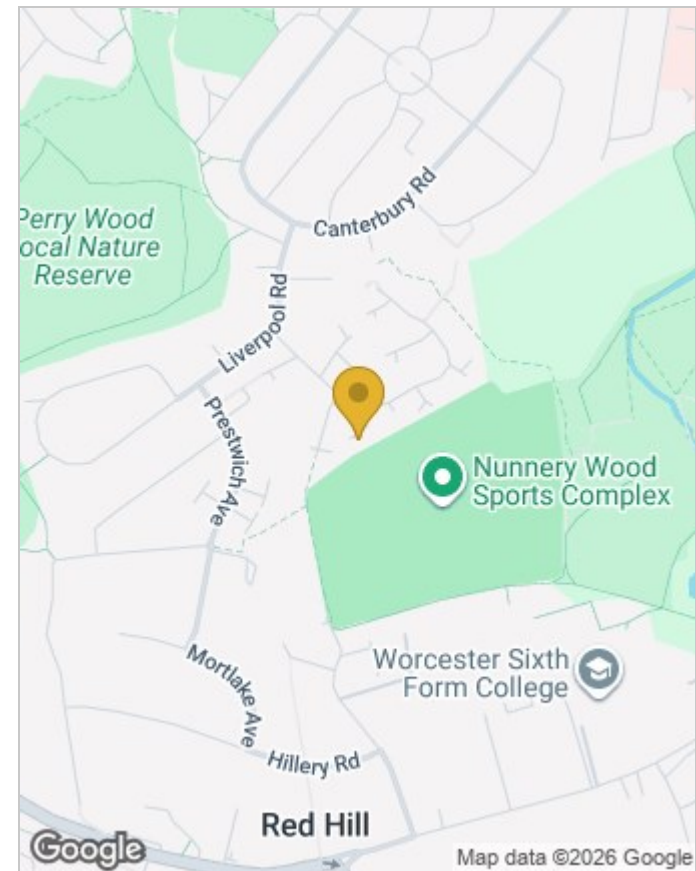


GROUND FLOOR

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.