

Philip Laney & Jolly



33 St. Dunstons Crescent, Worcester, WR5 2AF
Offers Over £325,000

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Philip Laney & Jolly Worcester are delighted to offer for sale this wonderfully presented Victorian mid-terraced home, situated in the highly sought-after Battenhall area, just south of Worcester city centre. Ideally positioned within walking distance of the centre, the property combines attractive period character with well-presented and versatile accommodation.

The property retains an array of charming Victorian features throughout, creating a warm and characterful home. The ground floor comprises a welcoming living room which flows through open plan into the dining room, providing an excellent space for both everyday living and entertaining. There is also the fitted kitchen, plus useful garden room offering further versatile living or working space.

Upstairs, the property offers two bedrooms and a modern family bathroom. The second floor provides an attic room (currently utilised as a bedroom) offering additional flexibility and making the accommodation particularly appealing to those requiring extra space for guests, a home office or bedroom use.

Further benefits include a cellar, providing valuable additional storage, and a private rear garden offering an attractive outdoor space.

Situated in one of Worcester's most popular residential areas, the property is ideally placed for access to the city centre, with its excellent range of shops, cafés, restaurants and amenities, while also being conveniently located for local schooling and transport links.

This is an excellent opportunity to acquire a characterful Victorian home in a highly desirable location, offering well-proportioned and versatile accommodation throughout.

EPC: D Council Tax Band: B Tenure: Freehold

Hall

Entry door. Wall light. Ceiling light point. Radiator.

Living Room

Bay window to front aspect. Ceiling light point. Radiator. Feature fireplace with log burner.

Dining Room

Ceiling light point. Radiator. Door off to:

Kitchen

Double glazed window to rear aspect. Radiator. Two ceiling light points. Base units with work surfaces over. Space for fridge-freezer and cooker. Space and plumbing for Washing machine. tumble-dryer and dishwasher. Ceramic sink and drainer with mixer tap. Tiled splashbacks.

Garden Room

Double glazed sliding doors to garden. Wall lights. Radiator.

Landing

Ceiling light point. Stairs to second floor. Doors off to:

Bedroom One

Two windows to front aspect. Ceiling light point. Radiator. Storage cupboard.

Bedroom Two

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





Bathroom

Obscure double glazed sash window to rear aspect. Ceiling light point. Extractor fan. Radiator. Panelled bath with mains fed shower. Pedestal wash hand basin. Low level WC. Tiled splashbacks. Tiled floor.

WC

Spotlights. Wall mounted wash hand basin. Low level WC. Tiled splashbacks. Tiled floor.

Attic Room

Two double glazed Velux windows. Eaves storage. Spotlights. Radiator.

Cellar

Spotlights. Radiator. Power.

Garden

Secure with timber panelled fencing. Patio seating area with lawn and planted borders.

Agents Note

Please note the attic room whilst currently being used as a bedroom does not have building regulations approval.

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

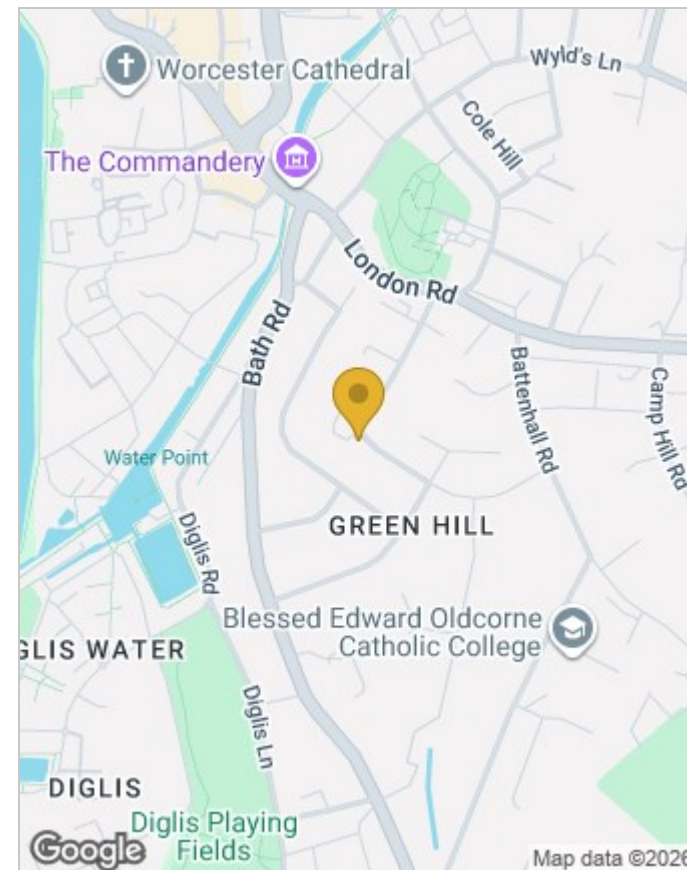
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, 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.



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		
(91-100) A		
(81-90) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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.