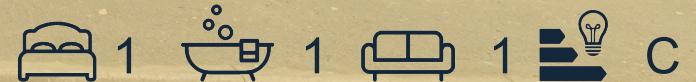


Philip Laney & Jolly



36 Droitwich Road, Worcester, WR3 7LH
Asking Price £157,500



Philip Laney & Jolly Worcester are delighted to bring to the market situated on Droitwich Road in the sought-after WR3 area of Worcester, this charming one-bedroom apartment which offers a delightful blend of character and modern living. The property is very well presented, featuring high ceilings that enhance the sense of space plus light and airy accommodation throughout.

As you enter, you will be greeted by a welcoming communal entrance hall with stairs leading up to the apartment. Inside is a lovely living room, a perfect setting for relaxation or entertaining guests and spacious kitchen/diner. The flat boasts a generous bedroom, ensuring a comfortable retreat at the end of the day. The bathroom is conveniently located, adding to the practicality of this lovely home.

One of the standout features of this property is the off-road parking, providing a rare convenience in such a desirable location. The flat is situated within walking distance to a variety of local amenities, making it an ideal choice for those who appreciate easy access to shops, cafes, parks and other services.

This light and airy apartment is perfect for first-time buyers, professionals, or anyone looking to downsize without compromising on style or comfort. With its characterful charm and prime location, this property is not to be missed.

Entrance Hallway

Entrance door. Radiator and ceiling light point.

Living Room

Double glazed window to rear aspect. Feature fireplace with hearth and surround. Spacious storage cupboard between living room and kitchen with ceiling light point. Radiator and ceiling light point.

Kitchen

Double glazed window to rear aspect. matching wall and base units with worksurface over. Integrated cooker and hob with extractor over. Space for fridge freezer and washing machine. One and a half bowl stainless steel sink and drainer. Tiled splashbacks. Wooden flooring. Radiator and ceiling light point.

Bedroom

Double glazed window to front aspect. Radiator and ceiling light point.

Bathroom

Obscure double glazed window to front aspect. Shower cubicle with mains fed shower, wash hand basin and low level WC. Tiled splashbacks. Radiator and ceiling light point.





Tenure - Leasehold

We understand (subject to legal verification) that the property is Leasehold (with share of 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.

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.

Council Tax Worcester

We understand the council tax band presently to be : A

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).

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 that 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/my-products>

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.

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.

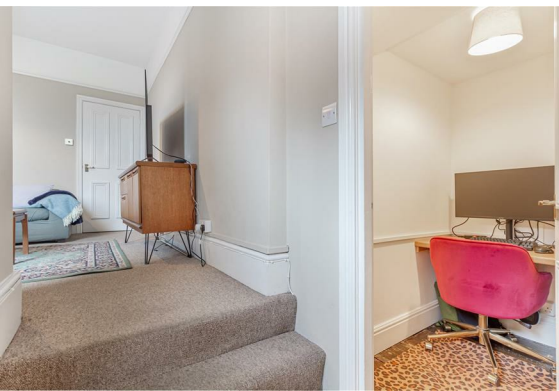
If you require any mortgage assistance - please use the link :

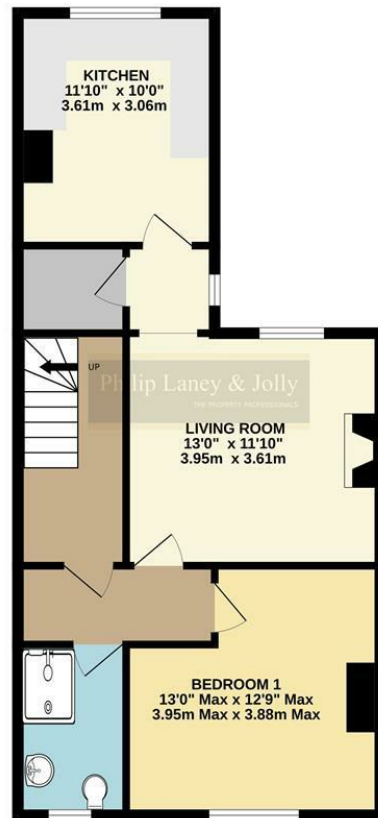
<https://bit.ly/MortgageAdviceRequestPLJW>

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.

Viewings

Strictly by appointment with the Agents. Please call 01905 26664. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.



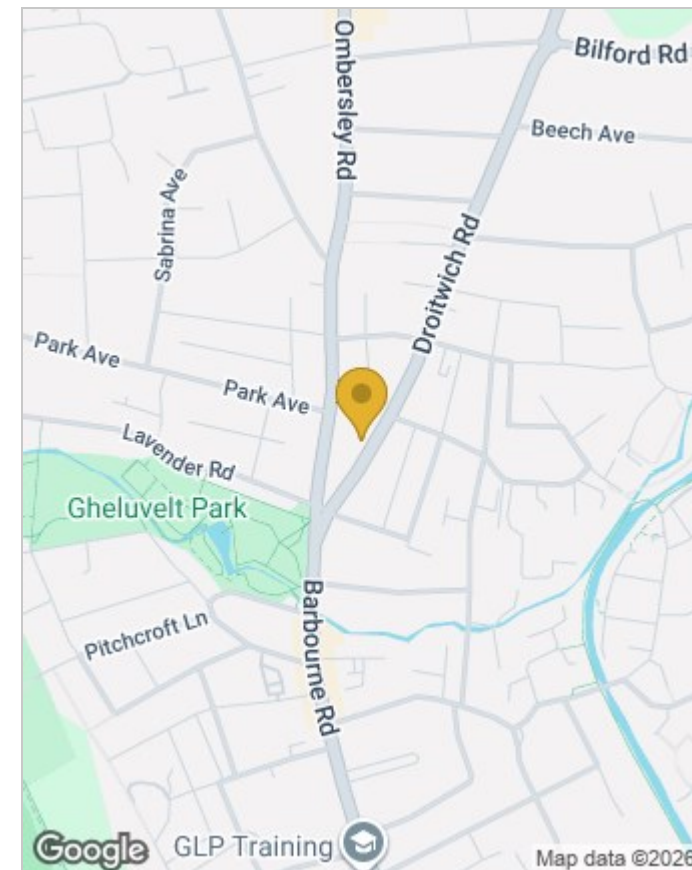


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
02 plus A		
01-01 B		
00-00 C	80	80
00-00 D		
00-00 E		
00-00 F		
00-00 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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