



52 Himbleton Road, Worcester, WR2 6BQ  
Offers Over £275,000



Philip Laney & Jolly Worcester welcome to the market this spacious and well maintained three bedroom semi detached home, ideally positioned in the popular area of St Johns, Worcester. Offered with no onward chain, the property is ready for immediate occupation and presents a fantastic opportunity for families and professionals alike.

Upon entering, a welcoming entrance hall leads through to a comfortable living room, perfect for relaxing or entertaining. The open plan kitchen is thoughtfully designed for modern living and flows seamlessly into a bright conservatory, flooding the space with natural light and providing pleasant views over the rear garden. Upstairs, three well proportioned bedrooms offer ample space and complemented by a family bathroom.

Externally, the property benefits from a block paved frontage, enhancing its kerb appeal, with potential subject to the necessary planning permissions to create off road parking to the front. To the rear, there is a generous size garden ideal for outdoor enjoyment without extensive upkeep.

Conveniently located, the home is approximately a 20 minute walk from Worcester City Centre, offering a wide range of shops, restaurants, and leisure facilities. Well regarded primary schools are nearby, making it an excellent choice for families, while a Tesco Express and Worcester University are just a short five minute walk away.

Blending comfort, convenience, and a strong sense of community, this charming home on Himbleton Road is not to be missed. Arrange your viewing today.

#### Entrance Hall

Obscure double glazed entrance door. Radiator. Ceiling light point. Stairs rising to first floor.

#### Living Room

Double glazed bay window to front aspect. Radiator. Ceiling light point. Fireplace with gas effect fire. Opening to kitchen.

#### Kitchen

Double glazed window. Double doors into conservatory. Radiator. Ceiling light point. Modern wall and base units with work surface on top. Integrated cooker and hob with extractor fan over. Space for washing machine and fridge-freezer. Storage cupboard. Large understairs storage. One and a half stainless steel sink and drainer. Splashbacks.

#### Conservatory

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

#### Landing

Ceiling light point. Loft access. Obscure double glazed window to side aspect. Doors off to:

#### Bedroom One

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

#### Bedroom Two

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

#### Bedroom Three

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

#### Bathroom

Obscure double glazed window to side aspect. Ceiling light point. Radiator. Panelled bath with electric shower. Wash hand basin. Low level WC. Tiled splashbacks. Extractor fan.

#### Rear Garden

Secure with timber panelled fencing. Gated side access. Block paved seating area with patio path and seating area at the top of the garden with lawn either side of the path.





#### 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 Worcester 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 Worcester 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 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

#### 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/my-products>

#### Parking

Parking for the property is on street parking.

#### 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>

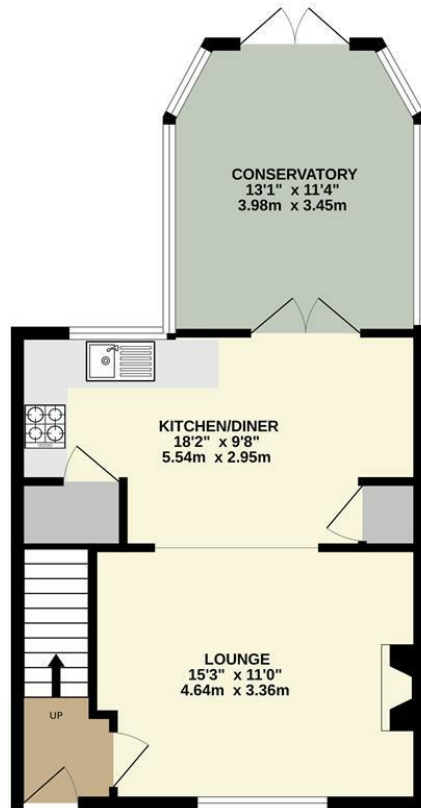
EE- Good outdoor, variable in-home

O2- Good outdoor, variable in-home

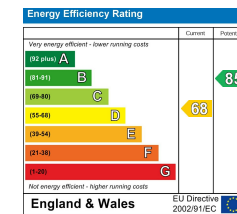
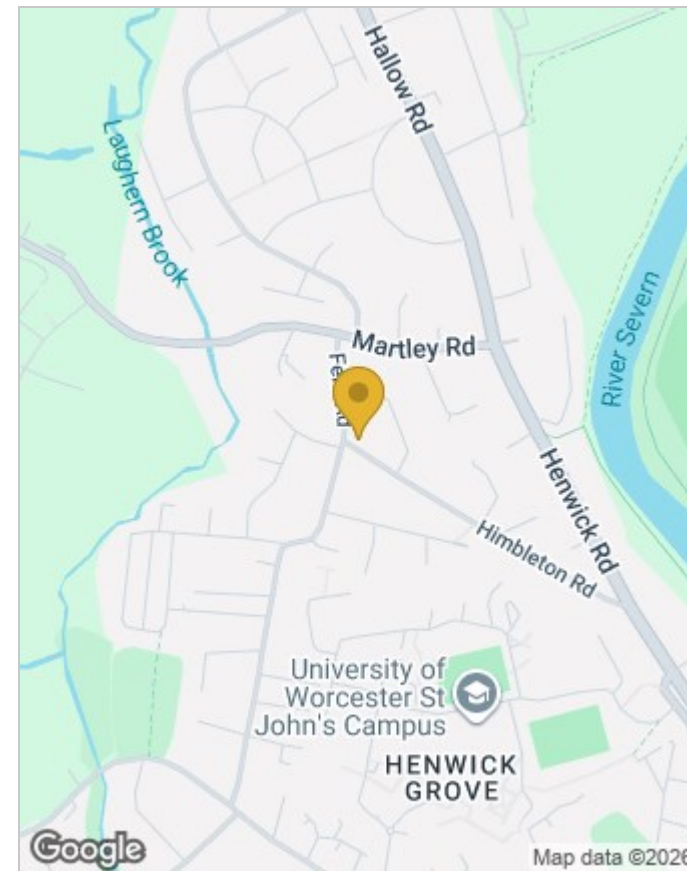
Three- Good outdoor

Vodafone- Good outdoor, variable in-home





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.

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