

Philip Laney & Jolly

27 Belmont Street, Worcester, WR3 8NN  
Guide Price £240,000



Philip Laney & Jolly present this charming Victorian terrace house located at 27 Belmont Street in the heart of Worcester. This delightful property is deceptively spacious and offers two double bedrooms to the first floor ideal for families or professionals seeking generous living accommodation. The attic is a particularly impressive feature, being spacious and enhanced by dormer windows to both the front and rear, creating a bright and versatile area.

Upon entering the property you are welcomed by character features typical of the Victorian era, including high ceilings and large windows replaced in 2018 that allow natural light to flow throughout. The inviting living area provides a warm and comfortable setting for relaxing or entertaining. The dining room benefits from an attractive fireplace which acts as a focal point and adds to the period charm.

The kitchen is well arranged and practical for everyday use, and beneath the stairs there is a useful understairs larder cupboard with access to the cellar, which is currently used as a hobby room and offers excellent additional storage or potential workspace. The property also features a contemporary fitted shower room finished to a modern standard.

To the rear is a much loved South westerly facing garden which enjoys a right of way to the neighbouring property. The garden has been thoughtfully arranged with tiered seating areas, a lawned section with a shed and a polyhouse, creating an inviting outdoor space ideal for relaxing, gardening or entertaining.

The location is highly convenient, with local amenities, schools and parks close by, while Worcester City centre is within easy reach and offers a wide range of shops, restaurants and cultural attractions.

This Victorian terrace presents an excellent opportunity to enjoy period character combined with modern comfort in a sought after location.

EPC: D Council Tax Band: B Tenure: Freehold

**Entrance Hall**

Double glazed composite front door. Radiator and ceiling light point. Laminate flooring. Stairs rising to first floor.

**Living Room**

Double glazed patio doors to the rear aspect. Gas effect fire with tiled surround and hearth. Vertical radiator. Ceiling light point. Laminate flooring.

**Larder**

Understairs larder with shelving and light. Access to cellar.

**Cellar/hobby room**

Power and light. Currently used as a hobby room.

**Kitchen**

Double glazed window to side aspect. Range of wall and base units with one and a half sink and drainer. Space for gas cooker and space for under counter fridge and freezer. Space and plumbing for washing machine and tumble dryer. Radiator and ceiling light point. Wall mounted Worcester Combination boiler.

**Shower Room**

Obscure double glazed window to the side aspect. Shower cubicle, bowl basin with mixer tap and low level WC. Tiled floor and walls. Ceiling light point and contemporary radiator.

**Dining Room**

Double glazed window to front aspect. Open fireplace with slate surround. Ceiling light point and period corning.

**First Floor Landing**

Ceiling light point and stairs to attic room.

**Bedroom One**

Double glazed window to the front aspect. Feature fireplace with wooden surround. Understairs storage cupboard. Radiator and ceiling light point.





### Bedroom Two

Double glazed window to the rear aspect with far reaching views. Built-in wardrobes. Radiator.

### Attic Room

Dormer double glazed windows to the front and rear aspects enjoying wonderful rear aspect outlook. Two ceiling light points and two radiators.

### Rear Garden

Initial hardstanding seating area with steps down to further seating area. Gated access to access over neighbouring property. Steps lead down to lawned area with path to wooden shed and poly tunnel. Garden is enclosed by timber panel fencing. Outside tap and lighting.

### WR3 Area Summary

Location: Located in the popular WR3 area of Worcester, the property is well placed for local amenities including Gheluvelt Park, a range of supermarkets, and shopping facilities at Blackpole Retail Park, along with a range of independent shops and services. The nearby Worcester Rugby Club further enhances the area's sporting appeal, while Worcester city centre is easily accessible.

Transport: Convenient road links include the A38 and easy access to the M5 motorway (Junction 6). Worcester Foregate Street and Worcester Shrub Hill train stations are within easy reach, offering regular services to Birmingham and London.

Area: WR3 has a well-established residential feel with attractive green spaces and a popular riverside setting, appealing to families and professionals.

### 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.

### 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 : 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).

### 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>

### 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>

### 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

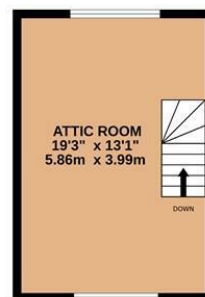
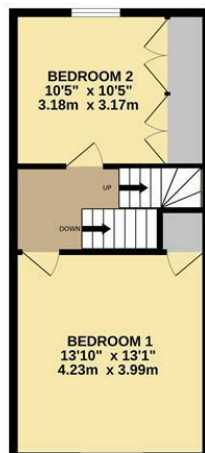
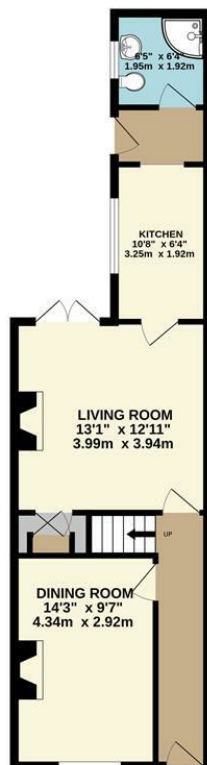
Strictly by appointment with the Agents. Please call 01905 26664. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.

BASEMENT

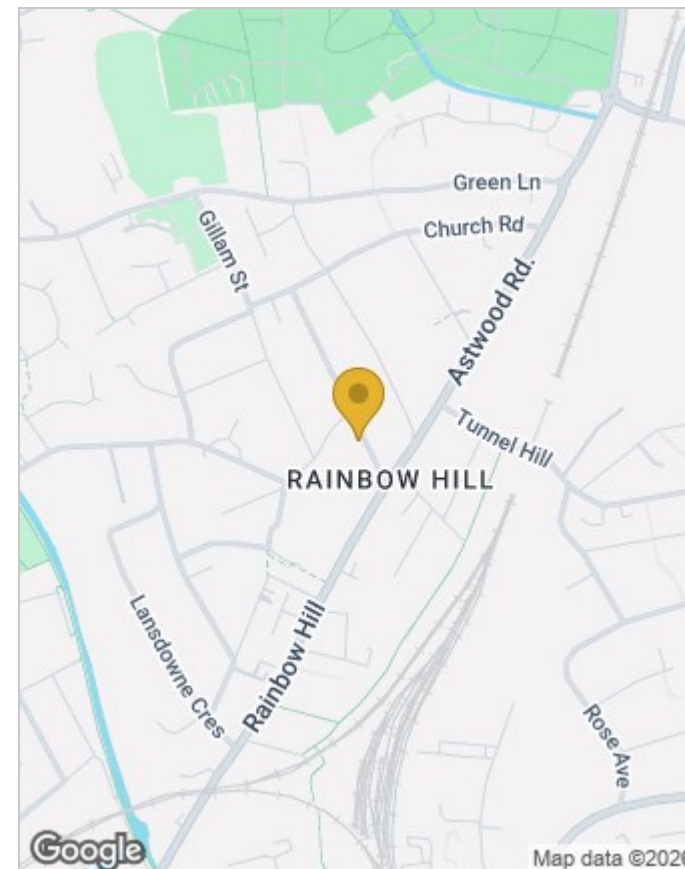
GROUND FLOOR

1ST FLOOR

2ND 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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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         | 85        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 67      |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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.

30 College Street, Worcester, Worcestershire, WR1 2LS

Tel: 01905 26664 | Email: [office@pljworcester.co.uk](mailto:office@pljworcester.co.uk)

<https://www.pljworcester.co.uk/>