Philip Laney & Jolly



58 Blakefield Road, St.John's, Worcester, WR2 5DP

Guide Price £215,000

2 1 2 D

Philip Laney & Jolly Worcester offer to the market 58 Blakefield Road. This two bedroom period home offers a perfect blend of character and with two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a comfortable space to call home.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The first floor bathroom adds convenience to daily living, while the cellar offers additional storage or potential for further development depending on your needs.

The rear garden is a lovely outdoor space, perfect for enjoying the fresh air or hosting gatherings. Its location is particularly advantageous, as it is conveniently situated near local amenities, ensuring that shops, schools and parks are just a short stroll away.

Offered with no onward chain, this property presents an excellent opportunity for those looking to move in without delay. Whether you are a first time buyer or seeking a new place to settle, this charming home on Blakefield Road is not to be missed.

EPC: D Council Tax Band: B Tenure: Freehold

Entrance
Double glazed composite door into:

Dining Room
Double glazed window to front aspect. Ceiling light point and radiator with thermostat. Carpet flooring. Door leading into:

Living Room
Feature fireplace. Cellar hatch. Thermostat. Ceiling light point and wall lights. Carpet flooring. Stairs rising to first floor. Opens into:

Kitchen
Ceiling window and double glazed door to rear aspect. Built in fridge freezer, sink and drainer, gas oven and hob, stainless steel extractor and space for bin. Radiator with thermostat. Lino flooring.

First Floor Landing

Bedroom One
Double glazed window to front aspect. Carpet flooring. Radiator with thermostat and ceiling light point.

Bedroom Two
Double glazed window to rear aspect. Carpet flooring. Built in storage cupboard. Ceiling light point and radiator with thermostat.

Bathroom
Window to rear aspect. Panelled bath with tiled splash back, square shower, wall hung vanity unit with sink and low level WC. Tiled flooring. Heated towel rail.

Outside
Outbuilding houses washing machine.























Parking
Parking for the property is on the street.

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 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

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.

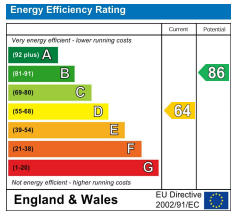
Property to sell?
If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.
Philip Laney and Jolly are proud to have been selected 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.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 sq.m.) approx.

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.
Made with Metropix ©2026





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 firms 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
https://www.pljworcester.co.uk/