



169 Columbia Drive, Worcester, WR2 4XG Offers Over £415,000



**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL ****

Philip Laney & Jolly Worcester are delighted to welcome to the market this charming detached bungalow, situated in the highly sought after area of Lower Wick, Worcester. Nestled within the desirable Columbia Drive, this wonderful home offers a perfect blend of comfort, convenience and adaptable living.

Enjoying three spacious double bedrooms, the property includes an impressive main bedroom suite which opens and enjoys a pleasant outlook over the garden, together with an ensuite shower room and dressing area, making it ideal for families, downsizers or those seeking peaceful single level living.

The generous open plan living and dining room provides a bright and welcoming space, perfect for entertaining guests and relaxing with family. The fitted kitchen is practical and well appointed, catering to all everyday culinary needs. Thoughtfully adapted for disability access, the bungalow offers ease of movement and accessibility throughout.

Backing directly onto the picturesque Boughton Park Golf Club, the property enjoys tranquil surroundings while remaining conveniently positioned close to local amenities, schools, shops and transport links within Lower Wick and Worcester city.

Externally, the property benefits from a large detached garage and an extensive block paved driveway, providing ample parking for multiple vehicles. Further enhancements include recently installed modern boiler, contributing to improved energy efficiency and comfort throughout the year.

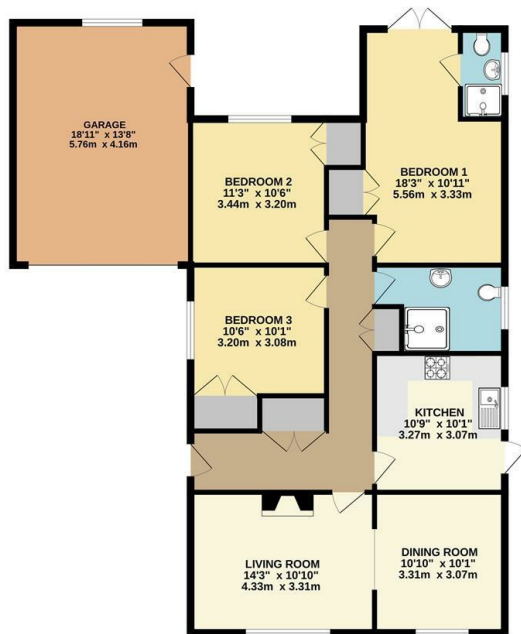
Offered to the market with no onward chain, this is a rare opportunity to acquire a well maintained bungalow in a most desirable residential location. Early viewing is highly recommended to fully appreciate all this delightful home has to offer.

EPC: C Council Tax Band: E Tenure: Freehold

- A Three Double Bedroom Detached Bungalow
- Most Envious Plot Backing Onto Boughton Park Golf Course
- Open Plan Living Dining Room
- En-Suite To The Main Bedroom
- Gas Central Heating (New Boiler Installed in 2025)
- Well Maintained Gardens To The Front And Rear
- Detached Double Width Garage
- No Onward Chain
- Double Glazing
- EPC: C

Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.



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 misstatement. This plan is for the buyer's reference only and should be used as a guide only. It is not intended to be used as a statement of fact. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan 12000



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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