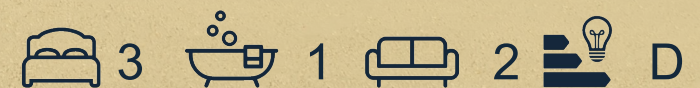




6 Cole Hill, Worcester, WR5 1DG
Offers Over £330,000



Philip Laney & Jolly are delighted to present to the market this charming double fronted period residence, enviably positioned within the highly desirable area of Cole Hill in Worcester.

This appealing home offers an excellent combination of character, space and versatility. The property provides three well proportioned bedrooms plus a storage/study room and is ideally suited to growing families, professional purchasers, or those seeking flexible accommodation such as a home office or guest room.

Upon entering the property, you are welcomed by two elegant reception rooms, each providing comfortable and adaptable living spaces, perfect for both everyday relaxation and more formal entertaining. The kitchen breakfast room serves as the heart of the home, offering a practical yet sociable environment, ideal for family meals or hosting guests.

To the rear, the property enjoys a pleasant garden, creating a peaceful and private outdoor retreat. From here, there are attractive views towards the Cathedral, providing a charming backdrop for outdoor dining or unwinding.

Further benefits include a useful cellar, currently providing excellent additional storage and also offering exciting potential for conversion, subject to the necessary consents. This space could be transformed into further living accommodation such as a home office, gym, or snug. The bathroom is well arranged to meet the needs of modern day living.

The property now requires updating throughout, presenting an opportunity for buyers to refurbish and personalise the home to their own specification while enhancing and preserving its inherent period charm.

Offered to the market with no onward chain, this is a rare opportunity to acquire a characterful home in one of Worcester's sought after locations, with excellent potential to create a truly special residence.

Ground Floor

Hallway

Radiator and ceiling light point. Stairs rising to first floor. Door to rear garden and doors off to:

Living Room

Double glazed bay window to rear aspect and windows to front (with Shutters) Multi-fuel burner. Radiator and ceiling light point.

Dining Room

Window to front aspect (with Shutters). Radiator and ceiling light point.

Breakfast Area

Double glazed window to side aspect. Wall and base units with worksurface over. Radiator and ceiling light point. Doorway to:

Kitchen

Double glazed windows to rear aspect and door to rear garden. Kitchen fitted with a range of matching wall and base units with worksurface over. Stainless steel sink and drainer. Space for fridge freezer and space and plumbing for washing machine. Integrated cooker and hob with extractor hood over. Tiled walls.

Cellar

Stairs leading down to cellar with double glazed window to rear aspect. Light. Suitable for storage.

First Floor Landing

Double glazed window to rear aspect. Radiator and ceiling light point. Doors to:

Bedroom One

Windows to front aspect. Radiator and ceiling light point.

Bedroom Two

Windows to front aspect. Radiator and ceiling light point.





Storage/study room

Windows to front aspect. Radiator and ceiling light point.

Second Floor Landing

Double glazed window to side aspect. Ceiling light point. Doors to:

Bedroom Three

Double glazed windows to rear aspect. Radiator and ceiling light point.

Bathroom

Corner bath with electric shower over, pedestal wash hand basin and low level WC. Heated towel rail. Extractor fan. Tiled walls. Ceiling light point.

Rear Garden

Partly laid to lawn with patio seating areas. Secure with timber panel fencing and brick walls.

Parking

Parking for the property is on the road parking.

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.

Floor Plan

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 : C

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 Checker

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>

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

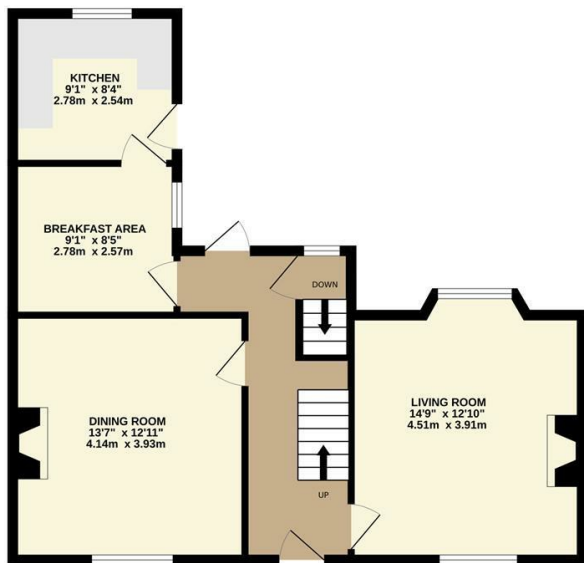
Property to sell?

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.

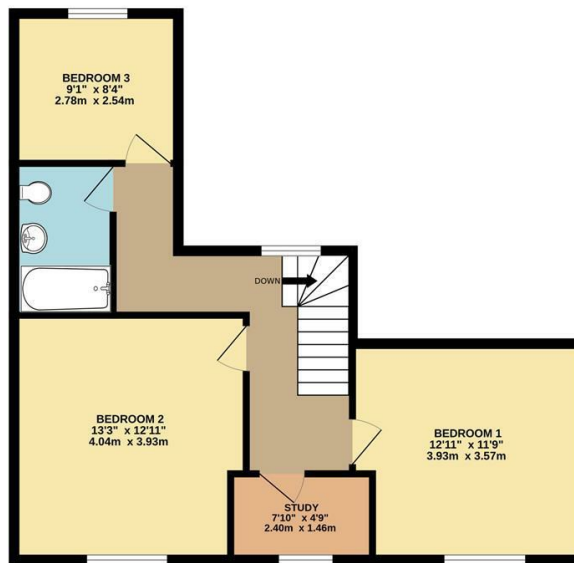
Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.



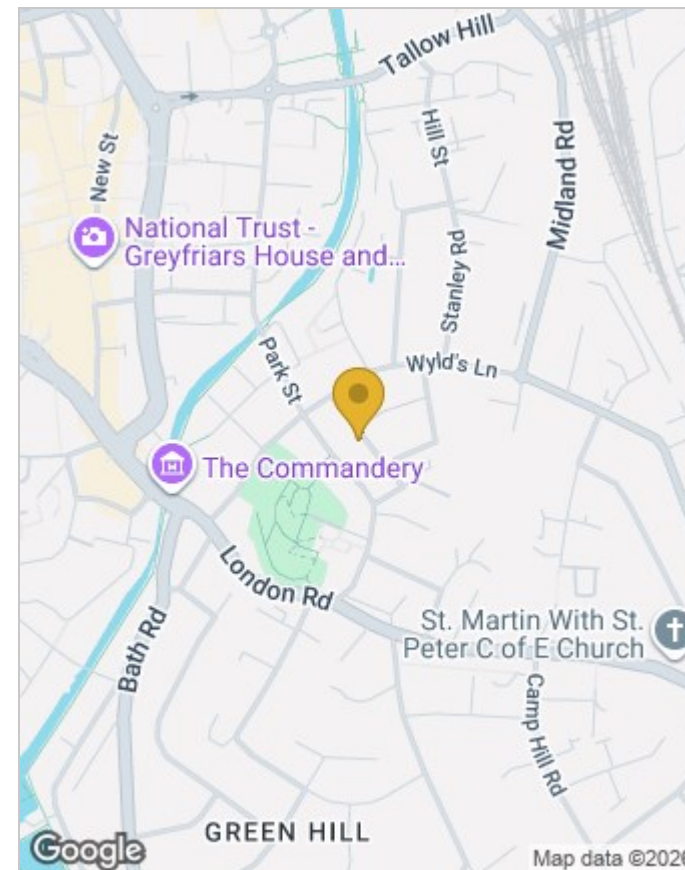
GROUND FLOOR



1ST 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			
(02 plus) A			
(01-01) B			
(09-00) C			
(05-00) D		67	78
(09-04) E			
(01-00) F			
(11-00) G			
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.