



32 Charter Place, Worcester, WR1 3BX
Offers Over £250,000

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Philip Laney & Jolly Worcester welcome to the market 32 Charter Place. Offered with NO ONWARD CHAIN and located in the heart of Worcester this well appointed three-storey townhouse is perfect for modern living. This charming property boasts three spacious bedrooms and two bathrooms, making it an ideal choice for families or professionals seeking comfort and convenience.

Upon entering, you are greeted by a contemporary fitted kitchen that seamlessly flows into a welcoming dining room, perfect for entertaining guests. The ground floor also features a staircase that leads to the first floor, where you will find a generous bedroom, a bright living room, and a well-designed bathroom.

The top floor is dedicated to relaxation, offering two additional bedrooms, including a master suite complete with an en-suite bathroom for added privacy and luxury. Each room is designed to maximise space and light, ensuring a warm and inviting atmosphere throughout the home.

This townhouse is further enhanced by double glazing and gas central heating, providing energy efficiency and comfort all year round. Additionally, the property includes a garage, offering secure parking and extra storage space.

Located just a stone's throw from Worcester's vibrant city centre, residents will enjoy low maintenance living with easy access to a variety of shops, restaurants, and local amenities. This property is not just a house; it is a wonderful home that combines style, space, and a prime location. Do not miss the opportunity to make this delightful townhouse your own.

Entrance

Obscure double glazed entrance door opens to:

Hall

Wooden flooring, radiator, spot lights to ceiling and part glazed door to:

Dining Room

Spot lights to ceiling, smoke alarm, stairs to first floor. Wooden flooring, radiator and part glazed door to:

Kitchen

Kitchen is fitted with modern base and wall units having work surfaces over. Fitted hob and built in oven with extractor hood. Stainless steel sink, space and plumbing for washing machine, tiled splash backs, Worcester Bosch combination boiler, space for fridge. Breakfast bar.

Bedroom

Double glazed patio doors to Juliette Balcony. Radiator, wooden floor and ceiling light point.

Landing

Five spot lights to ceiling. Doors to:

Living Room

Single double glazed door and patio door with Juliette balcony. Laid to wooden floor, radiator and ceiling light point. Electric fire and surround.

Bathroom

Three piece suite comprising bath with shower over and glazed screen, wash hand basin and low level WC. Vanity cupboard with mirror door. Chrome heated towel rail,, tiled floor and tiled walls. Four ceiling spot lights.

First Floor Landing

Two useful storage cupboards. Doors to:

Bedroom One

Double glazed window to the front. Radiator. Ceiling light point and wooden floor.

Ensuite

Low level W.C., wash hand basin, bath with shower over, tiled walls and tiled floor. Vanity cupboard with mirror door, chrome heated towel rail and shaver point.





Bedroom Two

Double glazed window to the front aspect, radiator, ceiling light point and wooden floor.

Garage

Up and over door, power and lighting.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : C

Worcester Council

<https://www.worcester.gov.uk/council-tax>

<https://www.tax.service.gov.uk/check-council-tax-band/property/251416238>

(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.

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.

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.

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.

Parking

Each owner benefits from two parking permits for the communal parking bays within the development plus a private garage.

Broadband

We understand currently Full Fibre Broadband is available 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

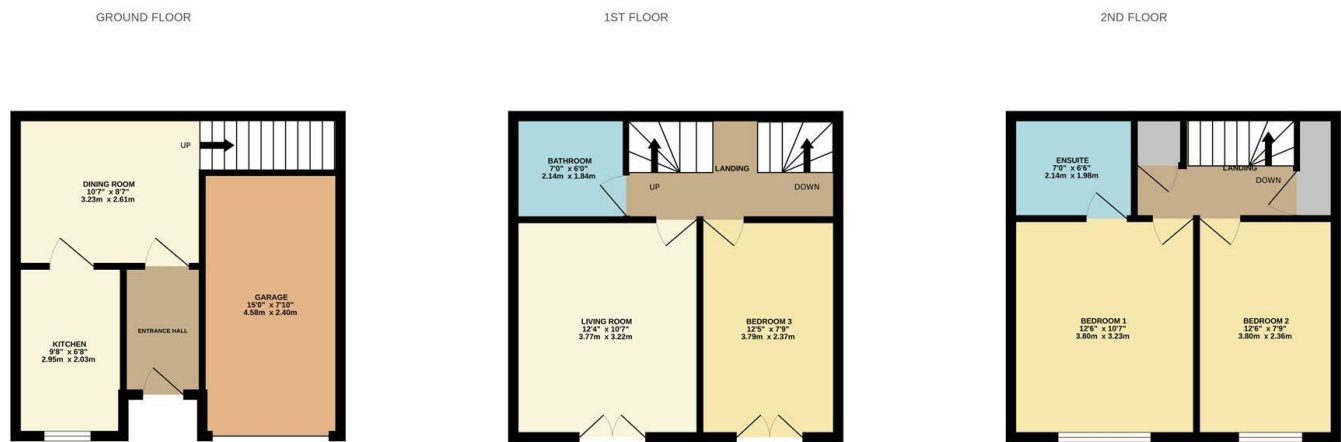
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Agents Note

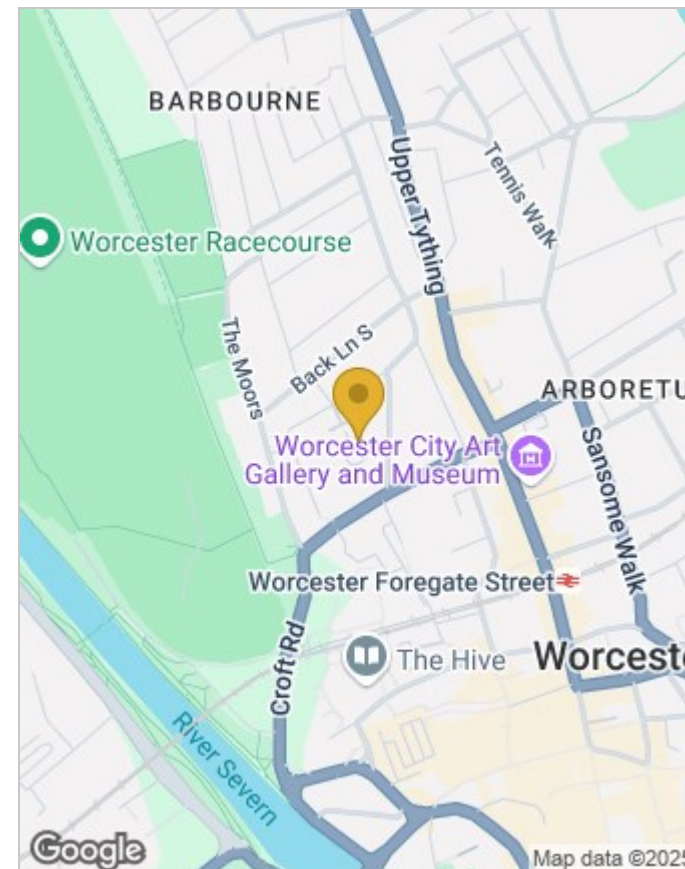
Please note there is an annual charge of £300 for the upkeep of the communal parking and garden areas. There is no private rear garden to the property.





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		87
01 plus B		
00 plus C		71
00 plus D		
00 plus E		
00 plus F		
00 plus 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 firms employment has the authority to make or give any representation or warranty in respect of the property.