



Offers In Excess Of £215,000

2 Bedroom Semi-Detached House for sale

32 Northleach Close, Worcester



EweMove
SALES AND LETTINGS



Overview

32 Northleach Close is a beautifully presented home in a sought-after Worcester location, offering solar power and a home office with dedicated access.



Key Features

- Peaceful cul-de-sac setting in North Worcester
- Modern fitted kitchen and bathroom
- Driveway parking
- Excellent local schools nearby
- Close to shops, parks, and amenities
- Easy access to M5 and city centre
- Pergola in the Back Garden
- Office/ Therapy Room with dedicated access
- solar panels









32 Northleach Close is a beautifully presented home in a sought-after Worcester location, offering solar power and a home office with dedicated access.

Situated in the desirable North Worcester area, 32 Northleach Close offers the perfect balance of comfort, convenience and modern living. Nestled in a peaceful cul-de-sac, this well-maintained property is ideal for families, first-time buyers, or anyone looking to move into a welcoming neighbourhood.

Inside, you'll find a bright and inviting living space, a well-appointed kitchen, and generously sized bedrooms designed with both style and practicality in mind. The private rear garden provides a safe and sunny spot for outdoor entertaining or quiet relaxation under the pergola, while the front driveway offers off-road parking for added ease.

The location is a major highlight - with excellent local schools, shops, and amenities all within easy reach, plus quick access to the M5 and Worcester city centre. Whether you're commuting, working from home, or enjoying the surrounding green spaces, this property is perfectly placed to meet your needs.

Gas Central Heating, Mains Utilities, Leasehold arrangement on Solar Panels

Floodrisk Very Low

Broad band speed up to 1800mp

Mobile phones okay reception



Key Features:

- * Peaceful cul-de-sac setting in North Worcester
- * Bright and spacious living areas
- * Modern fitted kitchen and bathroom
- * Private rear garden
- * Driveway parking
- * Excellent local schools nearby
- * Close to shops, parks, and amenities
- * Easy access to M5 and city centre

32 Northleach Close** is ready for its next chapter - a place to settle in, relax, and make your own.

Kitchen
12' 0" x 7' 2" (3.67m x 2.20m)

Lounge
16' 0" x 12' 0" (4.90m x 3.67m)

Conservatory
12' 0" x 9' 2" (3.67m x 2.80m)

Bedroom 1
12' 0" x 7' 2" (3.67m x 2.20m)

Bedroom 2
11' 9" x 8' 2" (3.60m x 2.50m)

Bathroom
7' 10" x 3' 11" (2.40m x 1.20m)

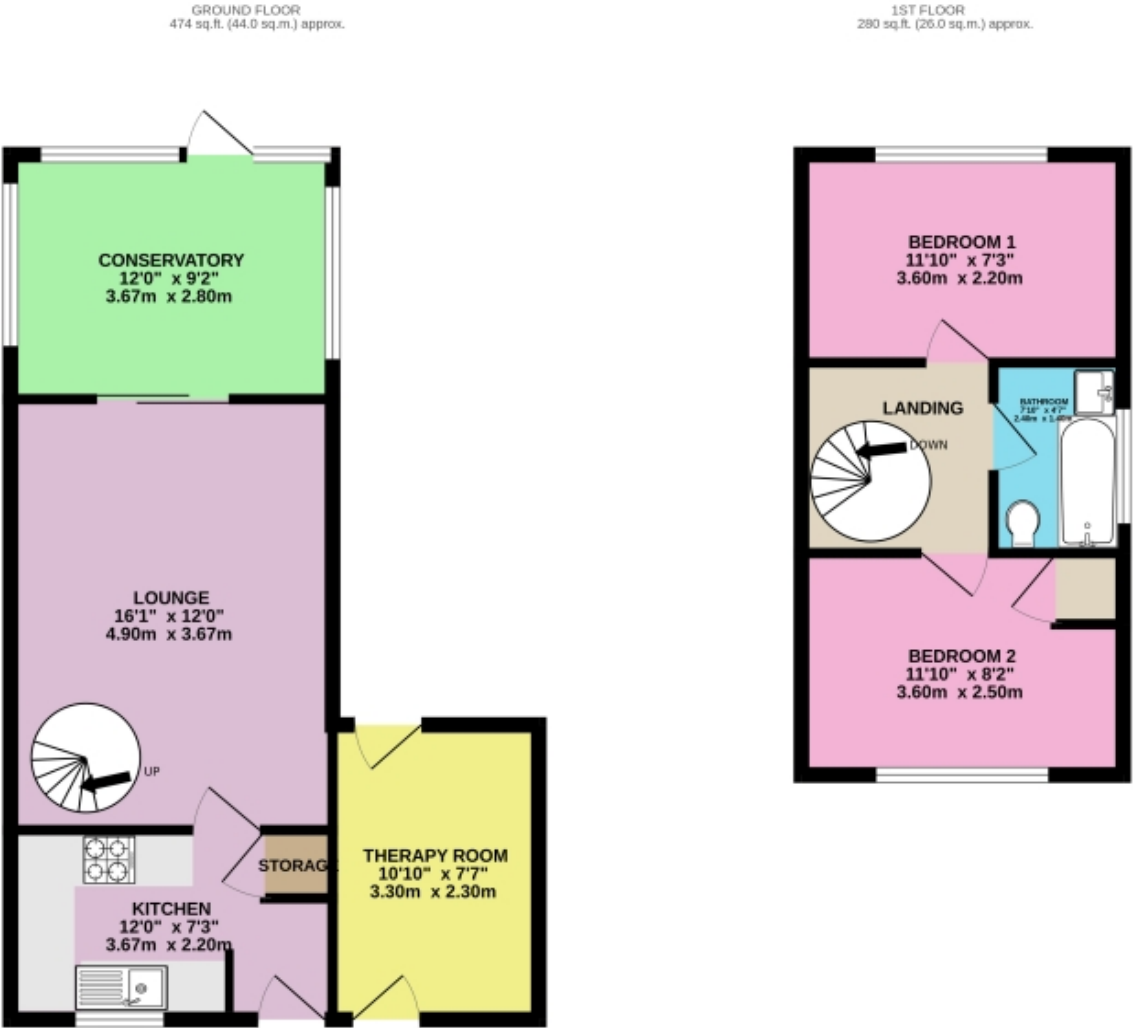
Garden Room

Office /Therapy Room
10' 9" x 7' 6" (3.30m x 2.30m)

Rear Garden

Galleried Landing
7' 10" x 6' 10" (2.40m x 2.10m)

Floorplans



2 BEDROOM, SEMI DETACHED WITH CONSERVATORY AND THERAPY ROOM

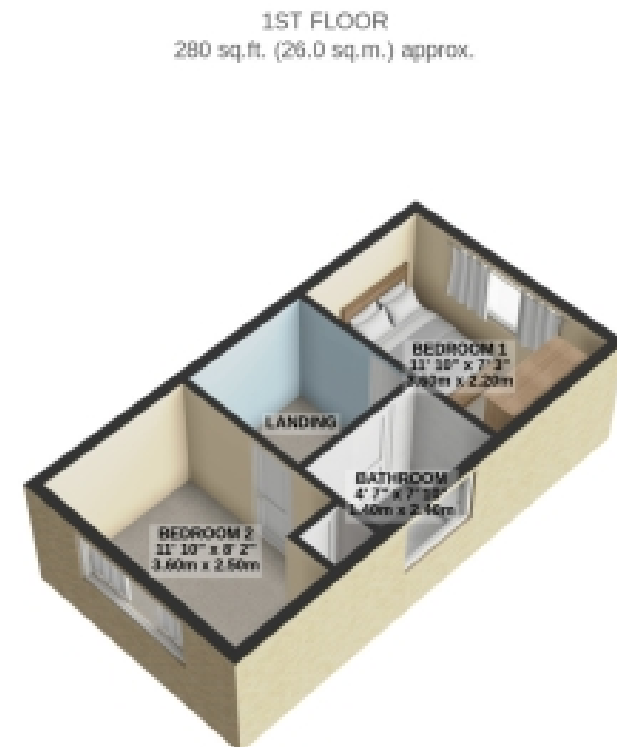
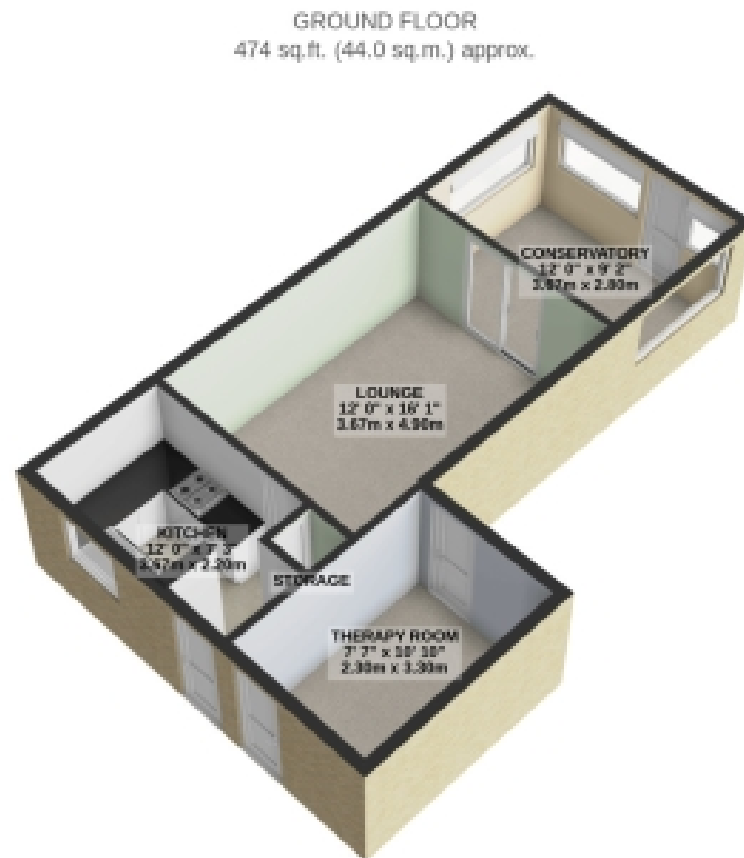
TOTAL FLOOR AREA : 754 sq.ft. (70.0 sq.m.) approx.

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.

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Floorplans



2 BEDROOM ,SEMI DETACHED WITH CONSERVATORY AND THERAPY ROOM
TOTAL FLOOR AREA : 754 sq.ft. (70.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Worcester East

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