



62 Comer Road, Worcester, WR2 5HY
Guide Price £245,000



**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL ****
Philip Laney & Jolly Worcester present to the market 62 Comer road. Located in the popular area of St Johns, Worcester, this semi-detached house presents an excellent opportunity for improvement. Presently offering three bedrooms, this property is ideal for those looking to settle in a convenient neighbourhood, close to the amenities of St Johns.

Upon entering the property, you are welcomed by two reception rooms. There is the addition of a small conservatory that enhances the living space along with a kitchen.

While in need of some improvements, this home offers a functional layout that can be tailored to your personal taste.

The first floor features three bedrooms and a shower room completes the upper level.

The rear garden offers an open aspect, creating an outdoor retreat where you can unwind. Off-road parking is an added benefit, making this property not only appealing but also convenient.

Situated in a popular residential area, this home is close to local amenities, schools and parks, making it an ideal choice for families. With a little imagination and effort, this property can be transformed into your dream home. Don't miss the chance to view this delightful family residence on Comer Road.

EPC: E Council Tax Band: C Tenure: Freehold

Entrance
Recessed Porch with obscure double glazed door opening to:

Hall
Ceiling light point, stairs to first floor. Wall mounted electric heater. Doors off to:

Sitting Room
Upvc double glazed bay window to front aspect. Ceiling light point.

Dining Room
Window to Conservatory. Ceiling light point. Tiled fire place. Door to: Understairs Cupboard. Sliding obscure glazed door to the Kitchen.

Understairs Cupboard
Having obscure glazed window to the side, light point and shelf. Electric meter.

Kitchen
Double glazed window to the rear aspect, ceiling light point and space for electric cooker. Kitchen is fitted with base, drawer and wall units with work surfaces over. Stainless steel sink and drainer. Part tiled walls. Space for under worktop fridge. Obscure glazed door to:

Conservatory
Upvc double glazed windows and glazed sloping roof. Part glazed door to the rear. Plumbing for washing machine.

Landing
Stairs from hall to first floor landing. Ceiling light point. Loft access hatch. Obscure upvc double glazed window to the side. Doors off to:

Bedroom One
Upvc double glazed bay window to the front aspect. Ceiling light point.

Bedroom Two
Upvc double glazed window to the rear aspect. Built-in wardrobes and cupboard. Ceiling light point.

Bedroom Three
Reduced floor space due to the stairwell
Upvc double glazed windwo to the front aspect. Ceiling light point and built-in shelf.





Shower Room

Obscure upvc double glazed window to the rear. Ceiling light point and part tiled walls. Shower with sliding shower door entry, electric shower and tiled walls. White W.C. and wash hand basin.

Door to Airing cupboard with electric immersion heater and cold water tank. Shelf.

Outside

The fore garden offers lawn, drive and shrub border. Drive leads to the covered Car Port.

The rear garden offers lawned area, path to gravelled area with open fronted storage.

Mature shrubs.

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/45164238>

(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, 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.

AGENTS NOTE - The gas supply to the property has been capped.

Tenure Freehold

We understand that the property is offered for sale Freehold.

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.

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.

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:

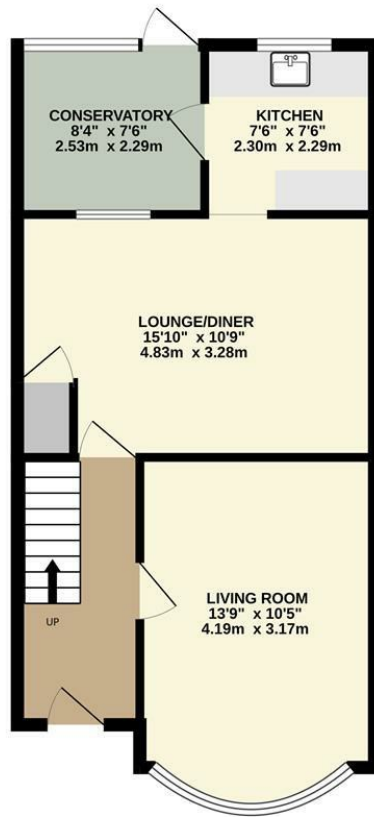
<https://www.openreach.com/fibre-checker>

Mobile Coverage

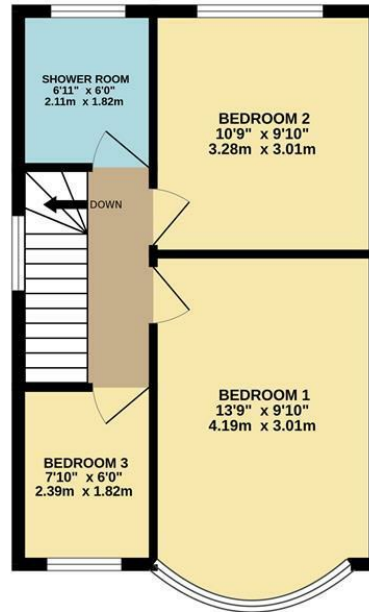
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

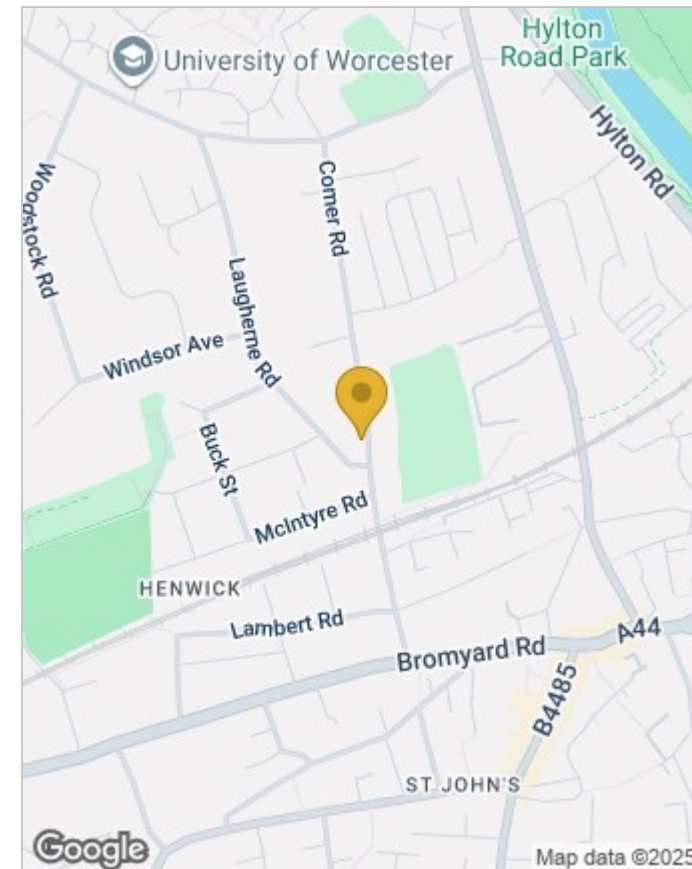
GROUND FLOOR



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		
(93 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) 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.