



43 Wolsey Close, Worcester, WR4 9ES  
Guide Price £250,000





**\*\* SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL \*\***  
Philip Laney & Jolly Worcestershire welcome to the market 43 Wolsey Close. Located in the popular area of Wolsey Close, Worcester, this three-bedroom semi-detached family home presents an excellent opportunity for those looking to add their personal touch. The property offers to the ground floor a living room, bathroom and a kitchen, providing a functional layout for everyday living.

Upstairs, you will find three good size bedrooms. The property benefits further from double glazing and gas central heating.

Outside, the generous garden provides space for outdoor activities, gardening, or simply enjoying the fresh air. A detached garage adds convenience for storage or potential use as a workshop, while ample parking at the front and side of the property ensures that you and your guests will never be short of space.

With no onward chain, this home is ready for you to move in. Whether you are a first-time buyer or looking to invest in a family friendly area, this property offers a fantastic canvas for cosmetic improvements to truly make it your own.

EPC: C Council Tax Band: C Tenure: Freehold

**Entrance**

Obscure double glazed entrance door to:

**Hall**

Radiator, ceiling light point and stairs to first floor.

**Living Room**

Double glazed window to the front aspect, fireplace with electric fire inset. Three wall light points.

**Kitchen**

Range of base and wall cupboards, space for cooker, work surfaces with inset stainless steel sink and drainer. Space and plumbing for washing machine, tiled floor, radiator and strip light. Double glazed window to the rear aspect.

**Understairs Cupboard**

Tiled floor.

**Bathroom**

Obscure double glazed window to the rear. ceiling light point, low level W.C., pedestal wash hand basin, panelled bath with shower over and tiled walls.

**Landing**

Double glazed window to the side aspect and loft access hatc.

**Bedroom One**

Two double glazed windows to the front aspect, built-in wardrobes, ceiling light point and built in cupboard.

**Bedroom Two**

Double glazed window to the rear aspect, ceiling light point, radiator and cupboard housing the water tank.

**Bedroom Three**

Double glazed window to the rear aspect, ceiling light point and radiator.

**Fore Garden**

Wrought iron gates with tarmacadam driveway to the side and circular patio to the front.

**Rear Garden**

Having initial patio area, laid to lawn and enclosed by timber panel fencing. Detached garage with double doors to the front and door to the side. There is also a wooden shed and greenhouse. Outside tap. Please note there is an area of garden to the side of the property that has been maintained over the years by our vendor and may qualify under the adverse possession rights. We advise you to seek legal advice prior to legal completion,







#### Detached Garage

Double door to the front and door to side.

#### Tenure Freehold

We understand that the property is offered for sale Freehold.

#### 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).

#### 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.

#### 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.

#### 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.

#### 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>

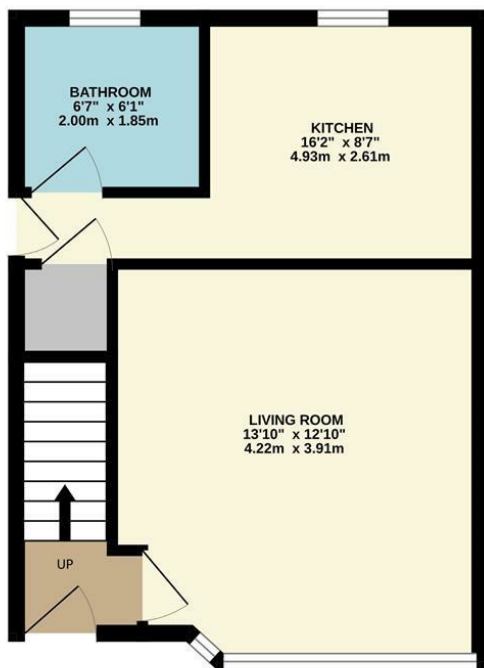
#### Mobile Coverage

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

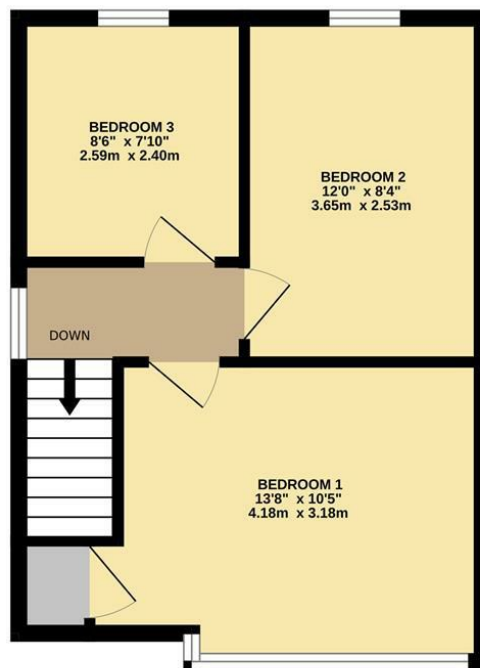
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



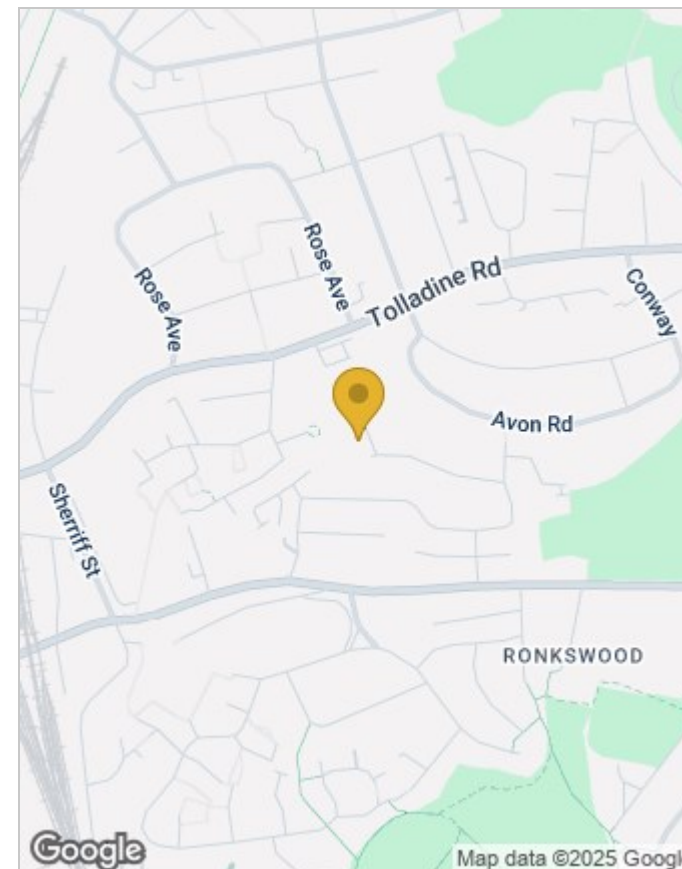
GROUND FLOOR




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			
(92-100) A			8
(81-91) B			
(69-80) C		70	
(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.