



1 Goodwood Avenue, Worcester, WR5 2HR
Asking Price £425,000



**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL ****

Philip Laney & Jolly are delighted to bring to the market this beautifully presented extended three-bedroom detached home which has been recently modernised and improved by the current owners including new kitchen & bathroom, Worcester Bosch Boiler, fuse box, windows and doors offering a stylish and contemporary living space.

This home is situated in the highly sought-after area of Battenhall within close proximity to reputable local schooling and walking distance to the city centre with a range of shops, restaurants, cafes and bars. This fantastic home is perfect for families and professionals alike.

Boasting a light and airy layout, the property features a welcoming entrance hall, an open plan L-shape living/dining room, stunning contemporary Kitchen which has been thoughtfully updated with sleek fittings and integrated appliances plus a breakfast bar. Also downstairs is a utility space and downstairs WC.

Upstairs, there are three well-proportioned bedrooms, with fitted wardrobes in the first and second bedroom. Additionally there is a contemporary family bathroom finished to a high standard comprising panelled bath with shower, wash hand basin atop vanity unit and low level WC.

The property also benefits from driveway parking, garage and a private rear garden, ideal for relaxing or entertaining.

With its modern updates, prime location, and stylish interiors, this property is a must-see.

Porch

Sliding double-glazed doors. Ceiling light point.

Hall

Obscure double-glazed entrance door with side panel window. Radiator. Ceiling light point. Under stair storage. Doors off to:

Living room

Double-glazed window to front aspect. Radiator. Ceiling light point.

Dining area

Double-glazed bifold doors. Double-glazed door to rear garden. Two radiators. Spot lights.

Kitchen

Obscure double-glazed door to rear garden. Double-glazed corner window. Contemporary wall and base units with work surface on top. Integrated cooker, hob with extractor over, microwave, dishwasher plus separate integrated fridge and freezer. One and a half bowl stainless steel sink. Spot lights. Radiator.

Utility Area/Downstairs WC

Space and plumbing for washing machine. Space for tumble dryer. Stainless steel sink and drainer. Low level WC. Cupboard with work surface on top. Obscure double glazed window. Spot lights. Heated towel rail.

Landing

Obscure double-glazed window to side aspect. Loft access. Ceiling light point. Storage cupboard housing Worcester Bosch combination boiler.

Bedroom one

Double-glazed window to front aspect. Radiator. Ceiling light point. Built in wardrobes.





Bedroom Two

Double-glazed window to rear aspect. Ceiling light point. Radiator. Built in wardrobes.

Bedroom Three

Double-glazed window to rear aspect. Ceiling light point. Radiator.

Bathroom

Obscure double-glazed window to side aspect. Spot lights. Extractor fan. Heated towel rail. Contemporary suite comprising panelled bath with shower over, wash hand basin atop vanity unit, low level WC. Tiled splashbacks. Tiled floor.

Garden

Secure with timber panel fencing. Gated side access. Lawn area with block paved seating area and path with planted borders.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : D

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).

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.

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.

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.

Parking

Parking for the property is via the driveway to the front

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

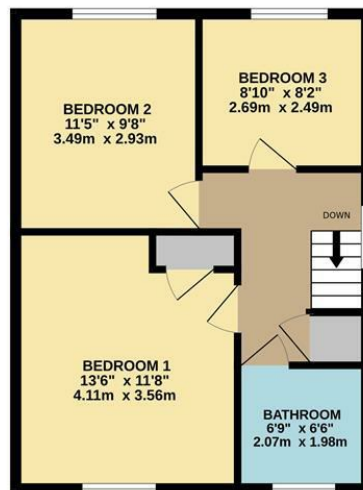
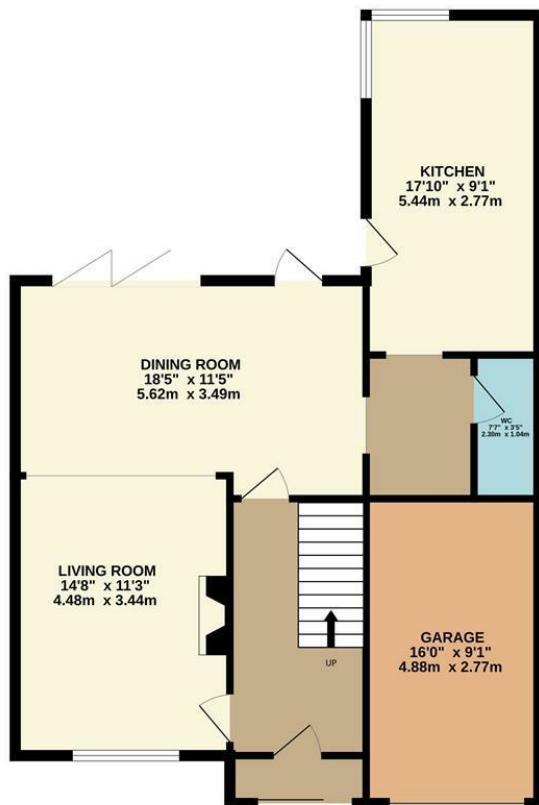
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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



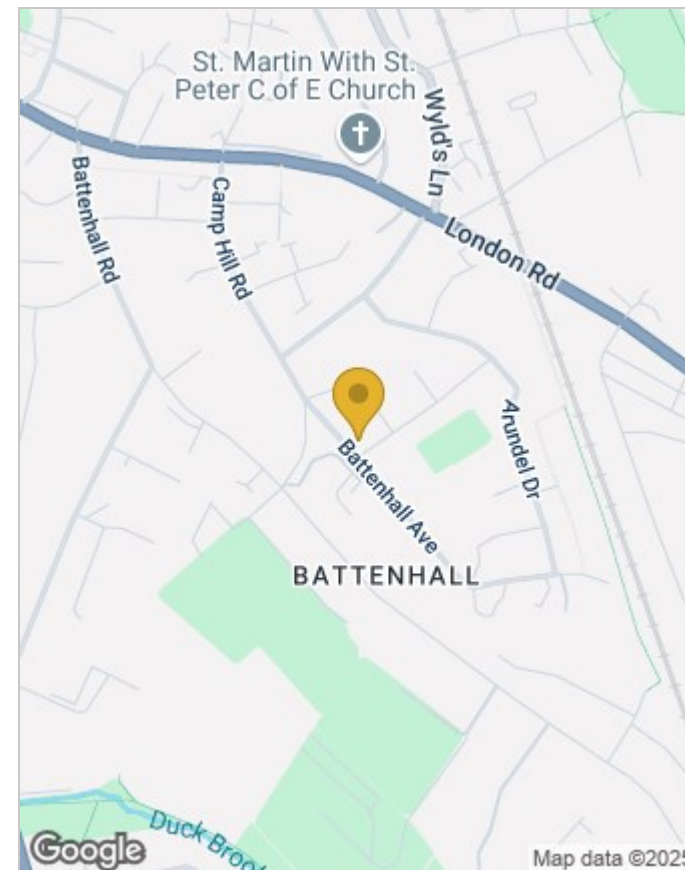
GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.

1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 1308 sq.ft. (121.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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	49	78
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.

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