

Philip Laney & Jolly



25 Fir Tree Road, Worcester, WR3 8RE
Offers Over £370,000



Philip Laney & Jolly Worcester welcome to the market 25 Fir Tree Road. Located in Fernhill Heath, Worcester, this delightful link-detached family home presents an excellent opportunity for families seeking a comfortable and versatile home. With three well-proportioned bedrooms and an additional loft room currently utilised as a study or extra bedroom, this property offers ample space to accommodate various lifestyle needs.

Upon entering, you are welcomed into a spacious living room that provides a warm and inviting atmosphere,. The open-plan kitchen and dining area at the rear of the property boasts lovely views of the expansive garden, creating a bright and airy space for family meals and gatherings. The utility room conveniently connects to the garage, enhancing the practicality of this home.

The first floor features three bedrooms, along with a well-appointed bathroom. The loft room adds an extra dimension to the living space, allowing for flexible use as a study, playroom, or guest accommodation.

Outside, the property benefits from generous parking , ensuring convenience for family and visitors alike. The rear garden is a true highlight, featuring an extensive patio area ideal for outdoor dining and entertaining, while the remaining lawn provides a perfect space for children to play or for gardening enthusiasts .

This family home is not only a comfortable family home but also a canvas for your personal touch. With its desirable location and versatile living spaces, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your own.

ENTRANCE PORCH

Composite front door with obscure double glazed side panel. Karndean flooring. Ceiling light point. Sliding doors providing storage. Radiator.

WC

Obscure single glazed window to the side aspect. Basin and WC inset to vanity unit. Karndean flooring. Radiator and ceiling light point.

LIVING ROOM

Light and spacious room with double glazed window to front aspect. Wall mounted electric fire. Two radiators and two ceiling light points. Stairs rising to first floor.

KITCHEN DINER
KITCHEN

Double glazed window to rear aspect. Kitchen fitted with a range of wall and base units. One and a half stainless steel sink and drainer. Electric oven with chrome hood and extractor. Four ring gas hob. Space and plumbing for dishwasher. Radiator and ceiling spotlights.

DINING AREA

Double glazed doors to the rear aspect. Laminate flooring and radiator.





UTILITY ROOM

Space and plumbing for washing machine and space for undercounter freezer. Radiator and ceiling light point.

GARAGE

Up and over door. Valliant wall mounted boiler. Power and lighting.

LANDING

Stairs giving access to loft room/study. Cupboard with heated towel rail and shelving.

BEDROOM ONE

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

BATHROOM

Double glazed window to side aspect. Panelled bath with shower over, pedestal hand wash basin and WC inset to vanity. Chrome heated towel rail. Karndean flooring.

BEDROOM TWO

Double glazed window to front aspect. Ceiling light point and radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator and ceiling light point.

LOFT ROOM

Two Velux windows to front and rear aspects. Two ceiling spotlights and radiator.

REAR OF PROPERTY

Extensive patio area. Garden mainly laid to lawn with railway sleeper borders. Outside tap. Corner patio area with mature borders. Timber fence panel borders.

FRONT OF PROPERTY

Block paved driveway and planted borders.

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.

PARKING

Parking for the property is to the front with private driveway and access to the garage.

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.

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>

COUNCIL TAX WYCHAVON

We understand the council tax band presently to be : D

Council Tax Band :

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

Wychavon District Council

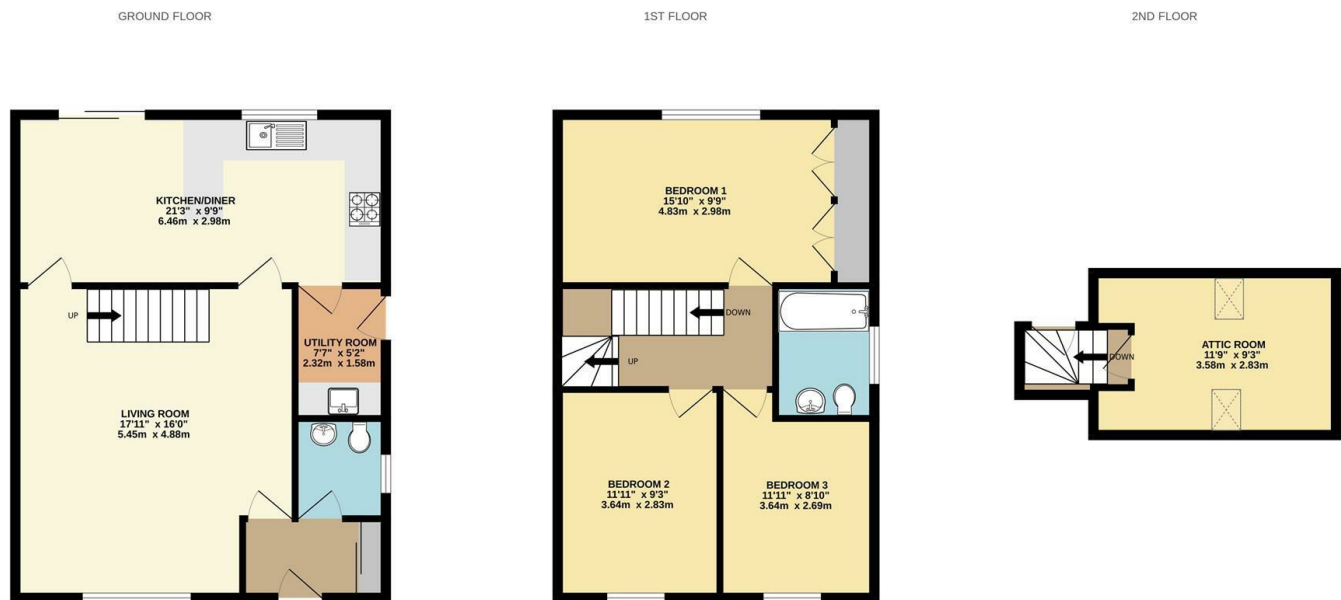
<https://www.wychavon.gov.uk/benefits-and-council-tax/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

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>



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		
(54-68) D		
(39-53) 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.