



4 Masons Drive, Worcester, WR4 9XY  
Asking Price £285,000





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

PLJ Worcester are pleased to bring to the market this three-bedroom detached house situated in Masons Drive on the East side of the City Centre in a prime location within walking distance to essential amenities, including the Elgar Retail Park and various supermarkets, making daily errands a breeze combining the benefits of a residential area with the convenience of urban living.

Inside you are welcomed with a good sized entrance hall leading into a spacious lounge/diner reception room, perfect for entertaining guests or enjoying quiet evenings at home. Additionally downstairs is a well proportioned kitchen, conservatory and WC. Upstairs there are three well-proportioned bedrooms with the first & second both benefitting from built in wardrobes, perfect for a growing family or couple seeking extra space, and bathroom. Additionally, the property benefits from a south facing rear garden plus also includes a garage and off-road parking providing plenty of space for those with multiple cars or visitors. Furthermore, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home. This delightful detached house is not just a property; it is a place to make your own and a viewing is highly recommended.

**Hall**

Entrance door. Radiator. Ceiling light point. Stairs rising to first floor. Doors off to:

**WC**

Obscure double glazed window to front aspect. Ceiling light point. Radiator. Wash hand basin and low level WC. Tiled splashbacks.

**Lounge/diner**

Double glazed box window to front aspect. Two ceiling light points. Two radiators. Fireplace with inset electric fire. Double glazed sliding doors to conservatory.

**Conservatory**

Ceiling light point. Double glazed French doors to garden. Double glazed windows around.

**Kitchen**

Double glazed window to rear aspect. Ceiling light point. Radiator. Wall and base units with work surface on top. Integrated cooker and hob with extractor over. Space for fridge and freezer and Dishwasher. One and a half bowl stainless steel sink and drainer. Tiled splashbacks.

**Landing**

Obscure double glazed window to side aspect. Loft hatch. Doors off to:

**Bedroom one**

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

**Bedroom two**

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

**Bedroom three**

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







## Bathroom

Obscure double glazed window to front aspect. Ceiling light point. Radiator. Extractor fan. Quadrant shower cubicle with electric shower. Wash hand basin atop vanity unit and low level WC. Tiled and panel splashbacks.

## Garage

Up and over door. Window and door to rear garden. Light and power. Space and plumbing for washing machine. Ceiling light point.

## Garden

Secure with timber panelled fencing and wall. Gated side access. Patio seating area with lawn area and stoned 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.

## 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.

## 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

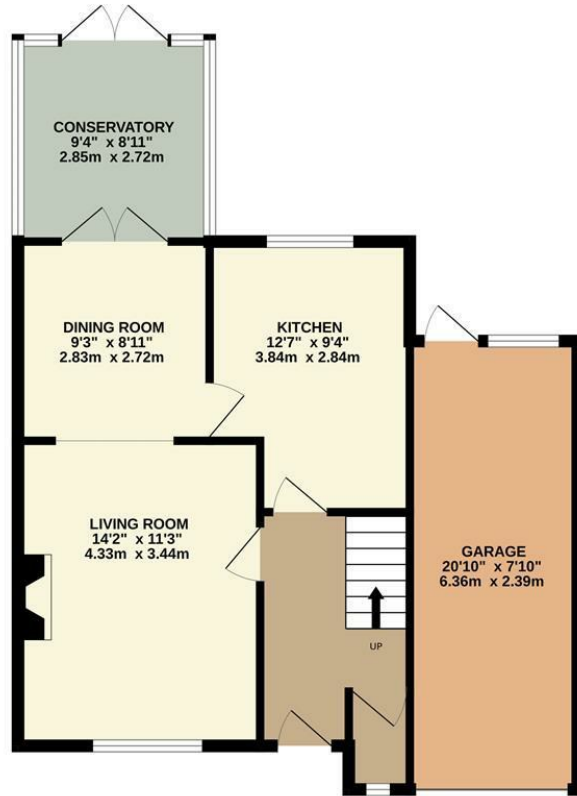
Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

## Parking

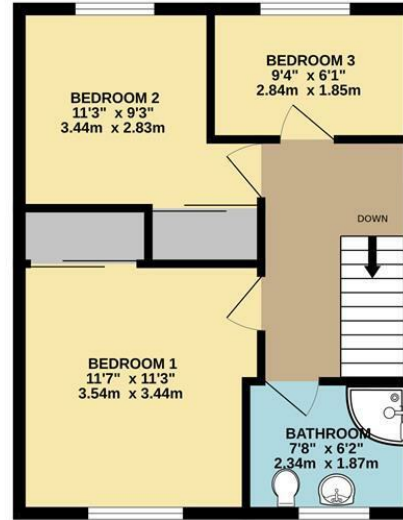
Parking for the property is via the driveway to the front.



GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.

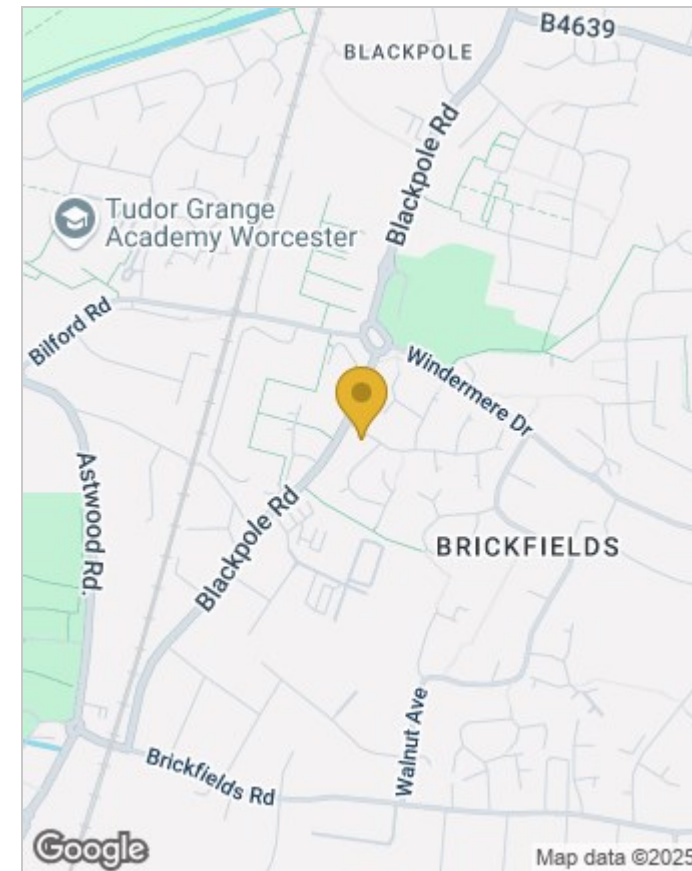


1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 1105 sq.ft. (102.6 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) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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