



29 Bevere Close, Worcester, WR3 7QH
Guide Price £345,000



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

PLJ Worcester are delighted to present this three-bedroom semi-detached house situated in the highly sought-after area of Bevere just north of Worcester which offers a delightful blend of comfort and convenience.

The property is well presented by the current owners with light and airy accommodation throughout with downstairs offering a spacious entrance hall, living room with gas fire, dining area, separate modern kitchen and sunroom.

Upstairs the three well-proportioned bedrooms provide ample space for family living or accommodating guests, while the contemporary bathroom is conveniently located to serve the household. The property is further enhanced by a very pleasant rear garden, ideal for enjoying the outdoors, gardening, or simply unwinding after a long day.

With its attractive features and prime location, this semi-detached house in Bevere Close is a wonderful opportunity for anyone looking to settle in a desirable neighbourhood in Worcester. This home is perfect for families or professionals seeking a peaceful yet accessible location. Don't miss the chance to make this lovely property your new home.

Hallway

Obscure double glazed entrance door and side panel. Understairs storage cupboard. Radiator and ceiling light point. Stairs rising to first floor.

Living Room

Double glazed bay window. Gas fire. Radiator and wall lights.

Dining Area

Door and window to Sunroom. Radiator and ceiling light point.

Sunroom

Double glazed sliding doors to garden. Wall light.

Kitchen

Double glazed windows to side and rear aspects and double glazed door to rear garden. Kitchen fitted with a range of modern wall and base units with worksurface above. Integrated cooker and hob with extractor over. Dishwasher. One and a half bowl stainless steel sink and drainer Tiled splashbacks. Space for fridge freezer and washing machine.

Landing

Obscure double glazed window to side aspect. Ceiling light point and loft access.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Obscure double glazed window to rear aspect. Quadrant shower cubicle with electric shower, pedestal hand wash basin and low level WC. Panel splashbacks. Heated towel rail. Ceiling light point.





Rear Garden

Secure rear garden with timber panel fencing. Patio seating area and lawn with planted borders and pond. Gated side access.

Garage

Doors to front and windows to side and rear. Light and power.

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).

Broadband

We understand currently Fibre to the Cabinet 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>

Floorplan

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.

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.

Financial Services - Malvern

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.

Viewings

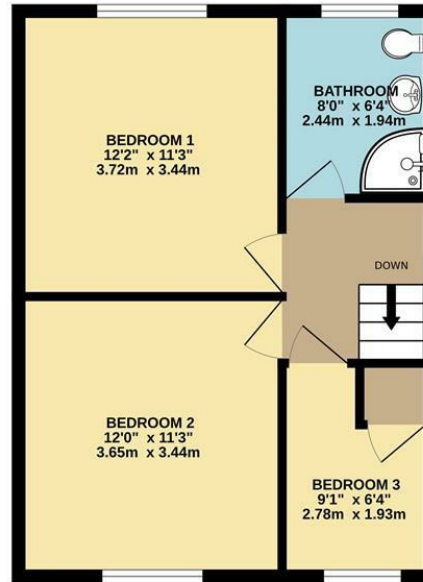
Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.



GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.

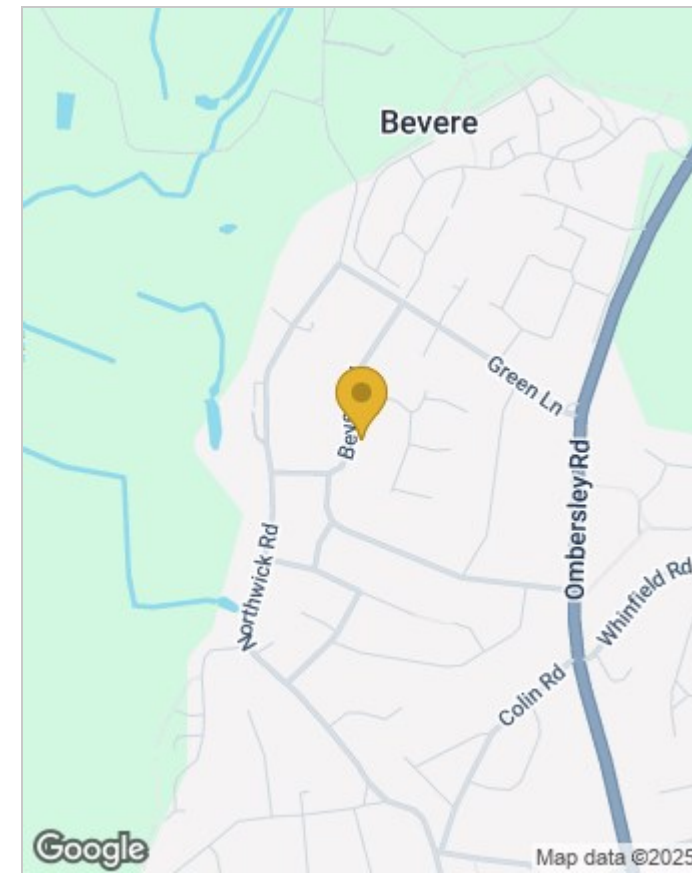


1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.4 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		86
(81-91) B		
(69-80) C	74	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.