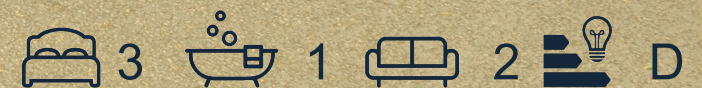




The Gables 18 Wadborough Road, Worcester, WR5 2QJ
Guide Price £395,000



Philip Laney & Jolly present to the market "The Gables ". A charming three-bedroom detached house located at 18 Wadborough Road in the picturesque area of Littleworth, Worcester occupying a generous plot.

As you enter, you are greeted by an inviting hall that leads to two spacious reception rooms, perfect for family gatherings. The well-appointed kitchen diner offers a wonderful space for family meals. The ground floor also features a convenient downstairs WC, adding to the practicality of the home.

Upstairs, you will find three comfortable double bedrooms and a family bathroom.

Outside, the property boasts parking for several vehicles, making it ideal for families or those who enjoy hosting guests. Additionally, the large wooden summerhouse in the garden presents a fantastic opportunity for a work study or playroom, allowing you to make the most of your outdoor space. The property also benefits from a recently installed heating system plus has solar panels that assist with the overall efficiency of this family home.

This home is perfect for those seeking a blend of comfort, space, and versatility in a village setting. With its excellent location and thoughtful layout, this property is sure to appeal to families and professionals alike. Do not miss the chance to make this lovely house your new home.

Entrance Hall

Composite front door with obscure double glazed side panels. Radiator. Original parquet flooring, stairs rise to the first floor. Understairs storage.

WC

Obscure double glazed window to front aspect. Low level WC. White heated towel rail, corner mounted basin with Triton water heater. Strip light.

Dining Room

Double glazed door and side panels. Ceiling light point. Radiator. Stone surround amd hearth with electric fire inset.

Kitchen/diner

Double glazed window to rear aspect. Radiator. Obscure double glazed door to rear aspect. Tiled floor. Base units with work surface over. Strip lights. Space for electric cooker and fridge freezer. Tiled splashbacks. Sliding door to pantry.

Pantry

Double glazed window to rear aspect. Tiled floor. Consumer box and ceiling light point.

Living Room

Double glazed bay window to the front aspect. Radiator and wall lights. Ceiling light point. Wooden surround and electric fire.

Landing

Double glazed window to side aspect. Built in cupboard. Two double glazed windows to the front. Radiator. Ceiling light point. Doors to all rooms.

Bedroom one

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

Bedroom two

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

Bedroom three

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

Bathroom

Obscure double glazed window to rear aspect. Pedestal washer hand basin. Panelled bath. Low level WC. Radiator. Wall mounted heater. Ceiling light point.

Front of property

Tarmac driveway providing parking to the front and side aspect.





Rear Of Property

Substantial timber construction summerhouse ideal as as an office or playroom. Decked and patio seating areas with the remaining area laid to lawn. Enclosed by timer panel fencing and hedging. Outside light.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : E

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.

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:

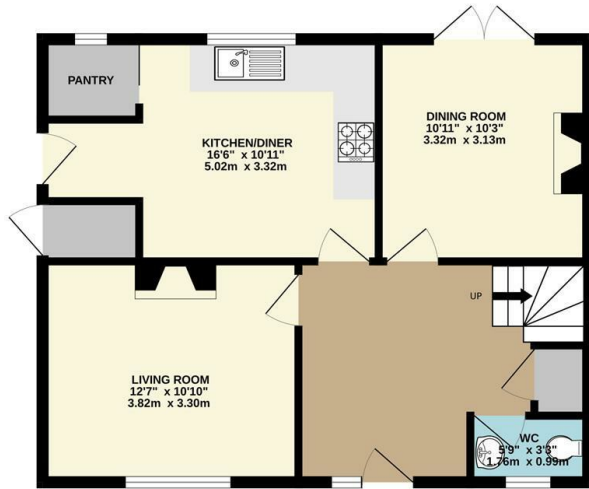
<https://www.openreach.com/fibre-checker>

Mobile Coverage

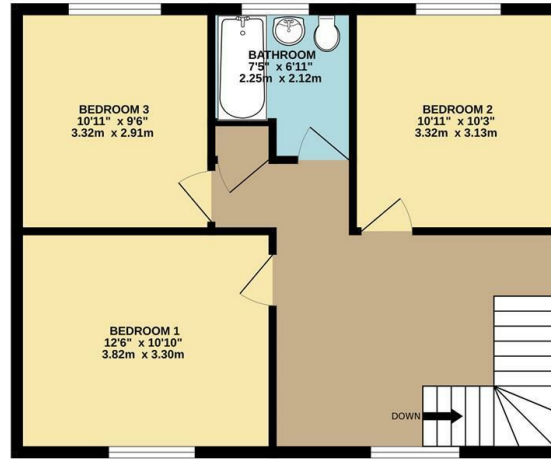
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<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			
02 plus A			
01-01 B			
00-00 C			
00-00 D			
00-00 E			
00-00 F			
00-00 G			
Not energy efficient - higher running costs			
England & Wales		60	67
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.

30 College Street, Worcester, Worcestershire, WR1 2LS

Tel: 01905 26664 | Email: office@pljworcester.co.uk

www.pljworcester.co.uk