



311 Bath Road, Worcester, WR5 3AU
Guide Price £265,000



Philip Laney & Jolly Worcester welcome to the market 311 Bath Road. This charming semi-detached family home offers an ideal blend of comfort and convenience. Perfectly situated for easy access to the city centre, local amenities, and the motorway, this property is an excellent choice for families.

Upon entering, you are welcomed to a delightful sitting room, perfect for relaxation and family gatherings. The breakfast kitchen is a highlight of the ground floor enjoying a rear outlook and an inviting space, along with a convenient ground floor WC for added practicality.

The first floor boasts three well-proportioned bedrooms,. A family bathroom completes this level, ensuring that all essential facilities are readily available.

Outside, the property features a charming fore garden and a driveway that extends to the rear, where you will find a generous garden. This outdoor space includes a large workshop or garden room, equipped with power, making it an ideal spot for hobbies, storage, or even a home office.

This home is not just a property; it is a wonderful opportunity for families looking to settle in a vibrant community. With its excellent location and thoughtful layout, this semi-detached house is sure to appeal to those seeking a comfortable and practical living space in Worcester.

Entrance

Through entrance door into hallway with radiator. Stairs rising to first floor and door into sitting room. UPVC obscure double glazed front door.

Sitting room

Double glazed window to front aspect with window seat. Coal effect gas fire. Radiator. Shelving. Door into breakfast kitchen as well as understairs storage cupboard with shelving and consumer unit.

Kitchen

Wall and base units with work surfaces over. Sink and drainer with mixer tap over. Space and plumbing for washing machine undercounter fridge. Range style cooker. Radiator. Double glazed window to rear aspect. Space for breakfast table and door into rear lobby.

Rear lobby

Obscure double glazed door leading to rear garden. Pantry cupboard. Door into WC.

WC

Opaque double glazed window to side aspect. Radiator. WC.

First floor landing

Double glazed window to side aspect. Loft access. Doors off to:

Bedroom one

Double glazed window to front aspect. Radiator.

Bedroom two

Double glazed windows to rear aspect. Radiator.

Bedroom three

Double glazed window to front aspect. Radiator. Cupboard with shelving.

Bathroom

Obscure double glazed window to side aspect. WC. Pedestal wash hand basin with mixer tap over. Panel bath with shower screen and electric shower. Bi-fold door into airing cupboard housing hot cylinder. Grey heated towel rail. Ceiling light point. Tiled splashbacks. Vinyl flooring.

Outside

Front of property is approached via a driveway providing off-road parking for numerous vehicles. Lawned with steps to entrance door and with double gates accessing the rear garden. The rear garden is laid to patio, gravelled and lawned areas with a large workshop, outside tap and pergola. Fence boundaries to sides and rear and a selection of mature shrubs.





Workshop/garden room

Power and lighting. Double glazed windows.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : B

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.

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.

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>

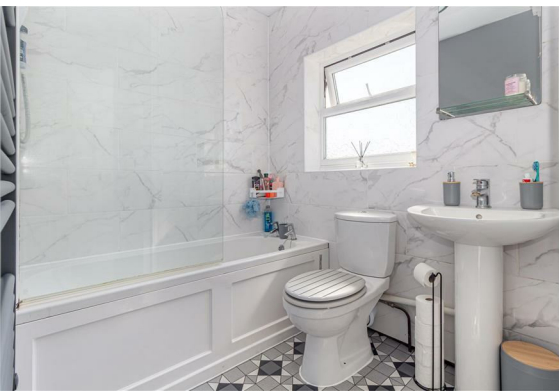
Parking

Parking for the property is off-road parking on the driveway.

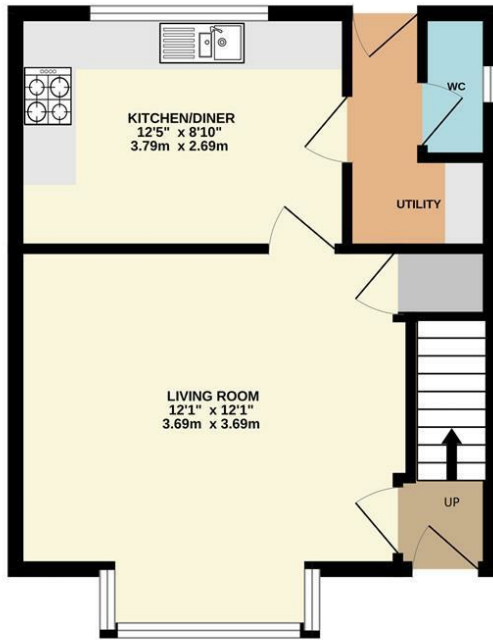
Mobile Coverage

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

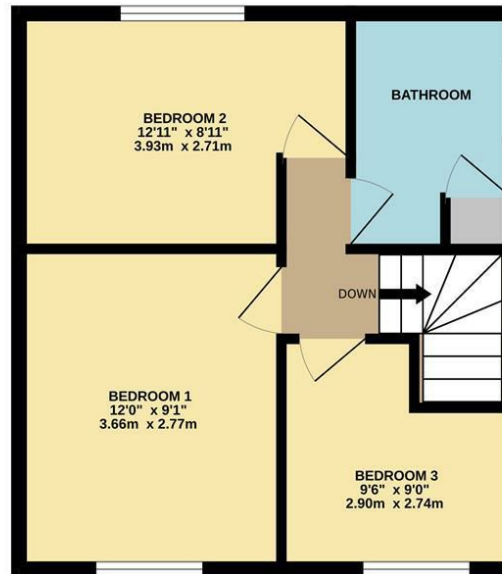
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



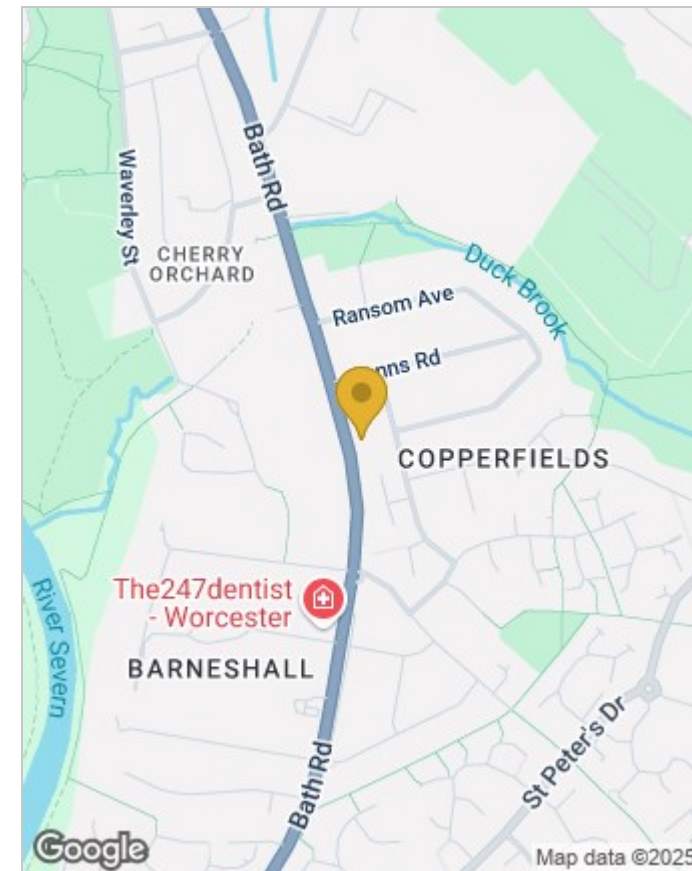
GROUND FLOOR



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 |
| Very energy efficient - lower running costs | |
| (92-100) A | 88 |
| (81-91) B | |
| (69-80) C | 53 |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | G |
| (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.