



10 Pole Elm Close, Worcester, WR2 4UW
Asking Price £500,000



Philip Laney & Jolly are delighted to welcome to the market this four-bedroom detached family home, nestled in the sought-after village of Callow End within close proximity of local amenities and within a short drive to both Worcester and Malvern. This family home is well looked after by the current owners offering a great living space for families seeking comfort and style.

Upon entering, you will find a welcoming entrance hall leading to a spacious Living/Dining room that provides an inviting atmosphere, perfect for both relaxation and entertaining. A well proportioned breakfast kitchen with a range of integrated appliances and a utility room. Additionally downstairs is a useful shower room with WC.

Upstairs the four generously sized bedrooms offer ample space for family members or guests, ensuring everyone has their own private retreat. The well-appointed bathroom caters to the needs of a busy household.

One of the standout features of this home is the pleasant and private rear garden, which serves as an ideal outdoor space for children to play or for hosting summer gatherings with friends and family. The garden is a tranquil space, allowing you to unwind and enjoy the beauty of nature right at your doorstep.

Located in the popular village of Callow End, this home benefits from a friendly community atmosphere while still being within easy reach of local amenities and transport links. This property is perfect for those looking to settle in a peaceful yet vibrant area.

In summary, this four-bedroom detached house in Callow End is an excellent opportunity for families seeking their forever family home with a lovely garden, garage and ample parking. Do not miss the chance to make this delightful property your own.

Hall

Obscure double glazed entrance door and window. Ceiling light point. Stairs rising to first floor. Doors off to:

Lounge

Double glazed window to front. Two ceiling light points. Two radiators. Feature fireplace with electric fire. Double glazed sliding doors to rear garden.

Kitchen

Double glazed window to rear aspect. Ceiling light point. Matching wall and base units with work surface on top. Integrated double cooker & hob with extractor over, Dishwasher and Fridge freezer. Storage cupboard. One and a half bowl sink and drainer. Tiled splashbacks.

Utility room

Obscure double glazed door and window. Radiator. Ceiling light point. Wall and base units. Sink and drainer. Space and plumbing for washing machine. Tiled splashbacks.

Shower room

Obscure double glazed window. Ceiling light point. Radiator. Low level WC. Pedestal wash hand basin and wet room type shower area with electric shower. Tiled splashbacks.

Landing

Ceiling light point. Loft access- partially boarded with loft ladder. Airing cupboard. Doors off to:

Bedroom one

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





Bedroom two

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

Bedroom three

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

Bedroom four

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

Bathroom

Obscure double glazed window to side aspect. Radiator. Ceiling light point. Panelled bath with electric shower. Wash hand basin and low level WC inset to vanity unit. Tiled splashbacks.

Rear garden

Pleasant rear garden with patio seating area. Laid to lawn with planted borders and stoned patio seating area to the back. Gated side access.

Garage

Up and over door. Light and power. Obscure double glazed door and window.

COUNCIL TAX MHDC

We understand the council tax band presently to be : E

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(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.

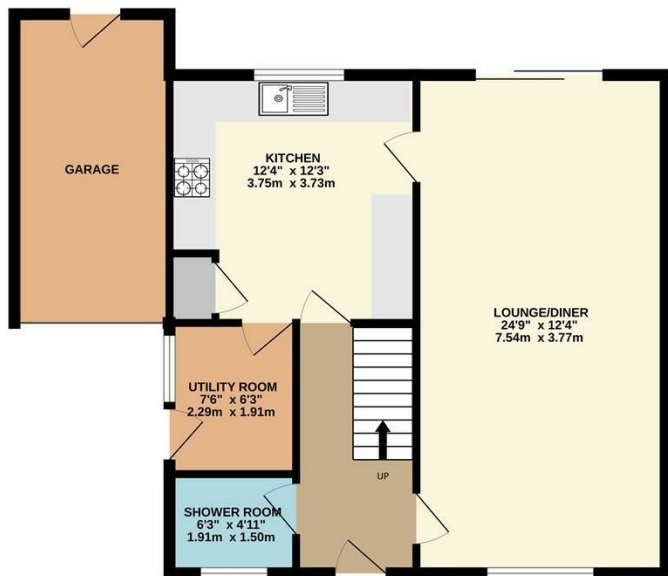
Verifying ID

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.

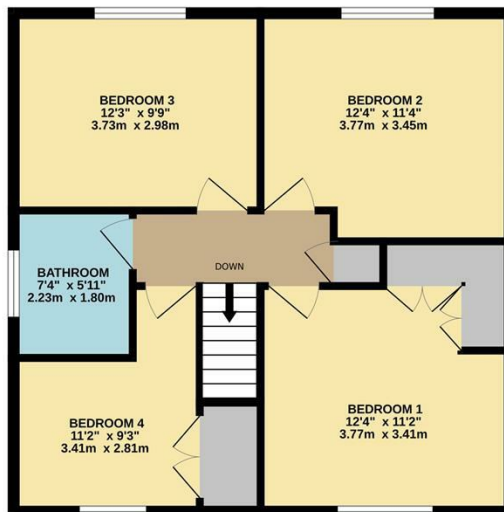
Viewings

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.

GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.

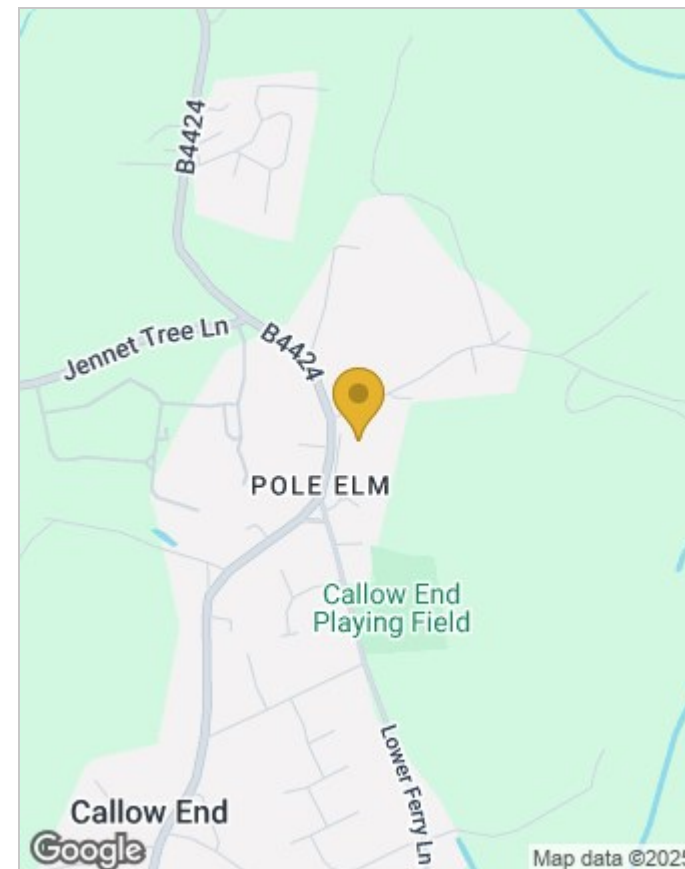


1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 1334 sq.ft. (124.0 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		
(92-100) A		
(81-91) B		84
(69-80) C	72	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.