



25 Solitaire Avenue, Worcester, WR2 5PP
Asking Price £300,000



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

Philip Laney & Jolly Worcester are delighted to bring to the market 25 Solitaire Avenue situated in the popular residential area of St Johns, Worcester. This very well-presented three-bedroom semi-detached house offers a delightful blend of comfort and modern living. The property has been thoughtfully extended to the side, creating an office and a larger kitchen space, perfect for both work and family.

As you step inside, you will be greeted by a light and airy atmosphere that flows throughout the home. Downstairs is a spacious living/dining room providing ample space for relaxation and entertaining, making it an ideal setting for family gatherings or quiet evenings in. The well-appointed kitchen is designed to cater to your culinary needs, the conservatory offers an additional space to relax and unwind while the additional office room offers a quiet retreat for productivity.

The three bedrooms are well proportioned and additionally upstairs is the recently fitted contemporary bathroom. Externally the property is complemented by a lovely garden, providing a outdoor space for gardening enthusiasts or simply enjoying the fresh air. Additionally, parking for two vehicles is available, a valuable asset in this desirable area.

This wonderful property is offered with a complete chain. With its appealing features and lovely location, this semi-detached house is a wonderful opportunity for those seeking a comfortable and stylish home in Worcester. Do not miss the chance to make this delightful property your own.

PLEASE NOTE DRAFT DETAILS

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 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>

Tenure Freehold

We understand that the property is offered for sale Freehold.





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.

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.

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>

Kitchen

Double glazed window to rear aspect. Spot lights. Under stairs storage cupboard. Double glazed door to the rear garden. Modern wall and base units with work surface on top. Integrated cooker and hob with extractor over. Space for fridge freezer, dishwasher and washing machine.

Lounge

Double glazed window to front aspect. Two ceiling light points. Two radiators. Doors to kitchen.

Conservatory

Double glazed windows and French doors to garden. Radiator. Wall lights.

Office

Double glazed window to front aspect. Radiator. Spot lights.

WC

Obscure double glazed window. Ceiling light point. Extractor fan. Tiled walls. Low level WC. Wash hand basin atop vanity unit.

Hall

Obscure double glazed window to front aspect. Radiator. Spot lights. Stairs rising to first floor.

Landing

Double glazed window to side aspect. Ceiling light point. Loft access. Storage cupboard. Loft ladder- boarded loft.

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.

Bedroom three

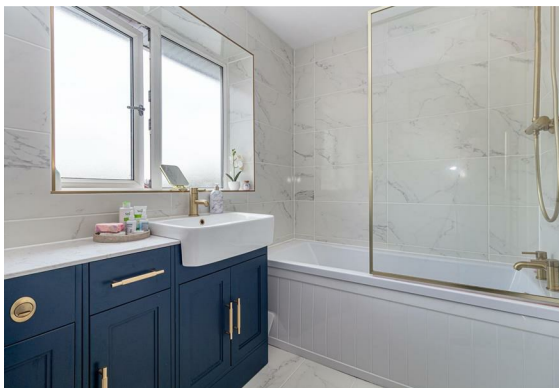
Double glazed window to front aspect. Ceiling light point. Radiator. Built in wardrobe.

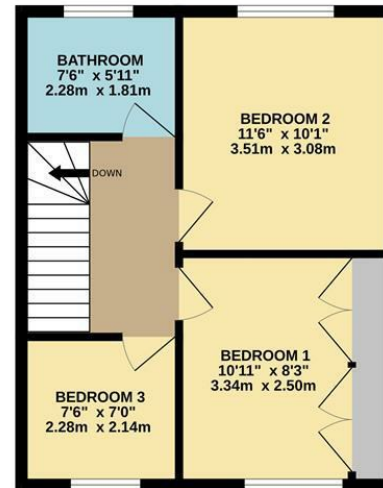
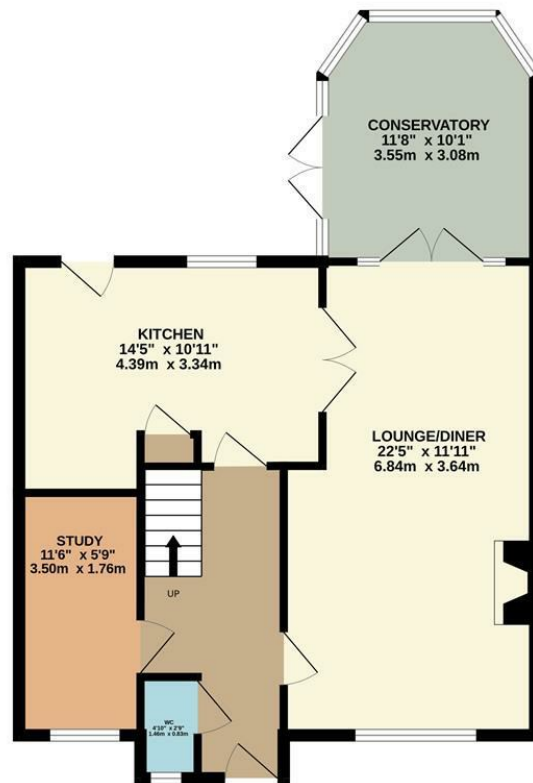
Bathroom

Obscure double glazed window to rear aspect. Spot lights. Heated towel rail. Tiled floor and walls. Contemporary suite comprising of panelled bath with mains fed shower. Wash hand basin and low level WC inset to vanity unit.

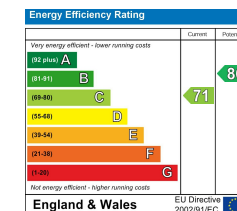
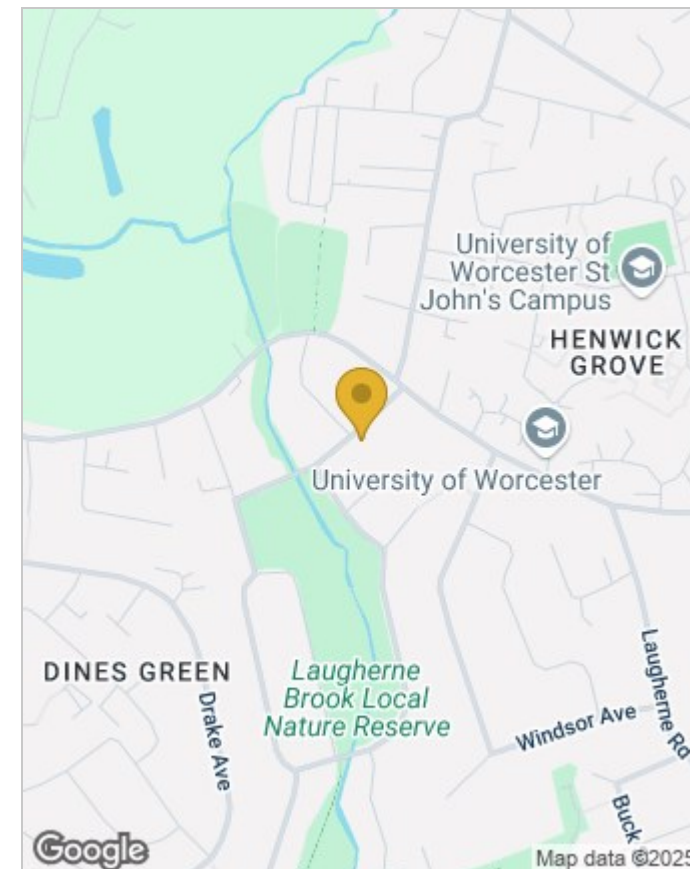
Rear garden

Secure with timber panelled fencing. Block paved seating area with lawn and planted borders.





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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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.