



11a Willowslea Road, Worcester, WR3 7QP  
Asking Price £425,000





Philip Laney & Jolly Worcester are delighted to bring to the market this immaculately presented and extended four-bedroom detached family home, situated in the highly sought-after Northwick area of Worcester. This superb property has been renovated in recent years and offers spacious and stylish living throughout.

Finished to an exceptional standard the ground floor features a bright and airy open-plan layout, ideal for family life and entertaining, with high-quality finishes and a contemporary design. A modern kitchen area with under floor heating and integrated appliances leads into the spacious living / dining room with feature gas fireplace, perfect for those cosy winter evenings. Additionally downstairs is the useful utility room with space for appliances.

Upstairs, the property offers four well-proportioned bedrooms, as well as a stylish family bathroom, including a generous main bedroom with built in wardrobes and an en-suite shower room.

Further benefits include a pleasant rear garden, garage, and recently block paved off-road parking.

Located in one of Worcester's most desirable residential areas, this property is within easy reach of local amenities, excellent schools and transport links with a viewing highly recommended.

EPC: C Council Tax Band: D Tenure: Freehold

**Hall**

Obscure double glazed entrance door and side panel. Radiator. Two ceiling light points. Under stairs storage.

**Living / Dining Room**

Double glazed window to front aspect. Double glazed sliding doors to the garden. Two ceiling light points. Two radiators. Feature fireplace with gas fire.

**Kitchen area**

Double glazed window to rear aspect. Spot lights. Tiled floor with under floor heating. Contemporary wall and base units with work surface on top. Integral dishwasher, cooker and hob with extractor over. Stainless steel sink with mixer tap. Space for fridge freezer.

**Utility room**

Double glazed door to garden and window. Spot lights. Tiled floor with underfloor heating. Contemporary wall and base units with work surface on top. Space for washing machine and tumble dryer. Stainless steel sink with mixer tap.

**Landing**

Ceiling light point. Loft access. Light tunnel.

**Bedroom one**

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

**En-suite**

Obscure double glazed window to front aspect. Spot lights. Heated towel rail. Extractor fan. Shower cubicle with mains fed shower. Low level WC and wash hand basin. Storage cupboards. Tiled floor and walls.

**Bedroom two**

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

**Bedroom three**

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

**Bedroom four/office**

Double glazed window to rear aspect. Ceiling light point. Radiator. Built-in desk and storage.

**Bathroom**

Obscure double glazed window to rear aspect. Heated towel rail. Spot lights. Panelled pear-shaped bath with mains fed shower. Wash hand basin and low level WC inset to vanity unit. Tiled floor and walls.







#### Garage

Up and over door. Light.

#### Rear garden

Seating area with stoned paths leading to gated access on both sides. Raised lawn area with planted borders.

#### COUNCIL TAX WORCESTER

We understand the council tax band presently to be : D

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>

#### Parking

Parking for the property is via the driveway to the front of the property.

#### Mobile Coverage

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

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

#### What Three Words

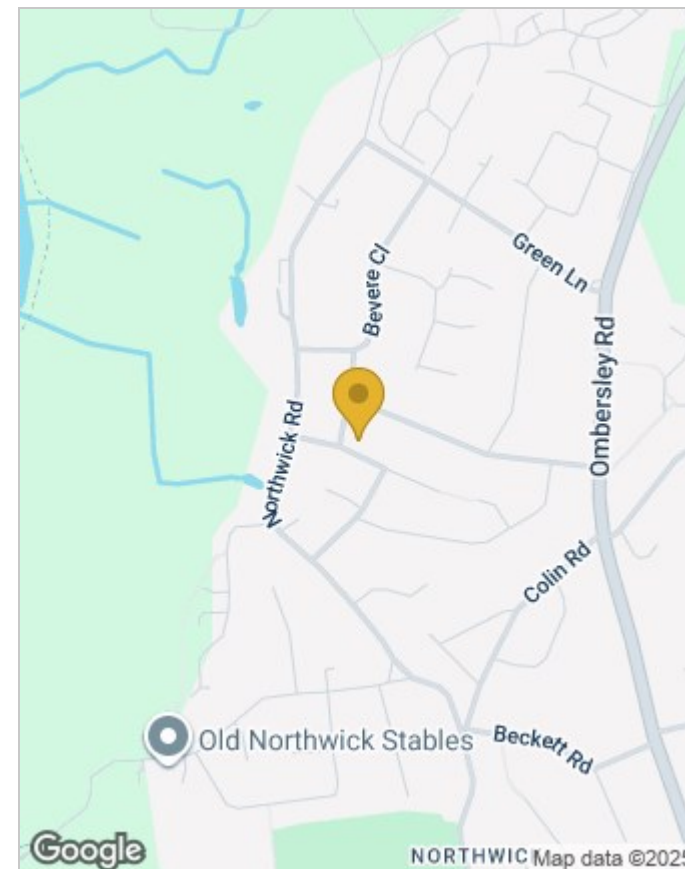
Moment Lands Decent

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	Possible
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	79
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](mailto:office@pljworcester.co.uk)

<https://www.pljworcester.co.uk/>