

Property details **approval form**

45 Wylds Lane, Worcester, Worcestershire, England, WR5 1DA

Date: 26 September 2025

Property Ref and Version: WVL307270 - 0011

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£250,000

Tenure: Freehold

○ Key Features

- > Energy Rating: E
- > Victorian Home
- > Situated Opposite Fort Royal Park
- > Rear Garden
- > No Onward Chain
- > Three Double Bedrooms
- > Gas Fired Central Heating
- > DO YOU HAVE A PROPERTY TO SELL? Call us to see how we can get you moving!
- > NEED A MORTGAGE? We have exclusive rates and could save you money!

○ Short Description

A three storey Victorian home situated opposite the historic Fort Royal Park, with many original features, with cellar, two receptions rooms, kitchen, bathroom and three double bedrooms,

There is a larger than average rear garden, gas fired central heating and uPVC double glazing.

○ Long Description

This Victorian home is close to amenities and Worcester City Centre, It is situated opposite the historic Fort Royal Park, with many original features, with cellar, two receptions rooms, kitchen, bathroom three double bedrooms.

There is a larger than average rear garden, gas fired central heating and uPVC double glazing. The benefit of no onward chain.

○ Directions

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From our Connells branch in Warndon Villages, take a right onto Millwood Dr, followed by the first exit at the roundabout onto Woodgreen Dr. Take a right at the second roundabout onto Newtown Rd, drive until the end of the road then take a left onto Midland Rd. The third exit at the next roundabout will take you onto Wyld's lane. The property is located on your right.

○ Agents Note

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○ Room Description

Location

Wylds Lane is a popular area, close to Worcester City Centre, local amenities, schools and transport links. Worcester City Centre is made up of a variety of large High Street brands, as well as lots of boutiques and independent retailers. Within the High Street there are many restaurants, pubs and wine bars.

Junction 7 of the M5 motorway is only a short drive away (approximately 3 miles) and the city also benefits from having two train stations at Foregate Street and Shrub Hill. These stations serve Birmingham and are also on a direct line to London Paddington.

Education within the city centre comprises a variety of schools, including Stanley Road, St Georges RC, Cherry Orchard Primary School and Blessed Edward Secondary School to name a few. Worcester also boasts some well-regarded Private schools including Kings and Royal Grammar School as well as the University which is well known for its teaching and sporting degrees in addition to its research work.

Property Description

A three storey Victorian home situated opposite the historic Fort Royal Park, with many original features, with cellar, two receptions rooms, kitchen, bathroom and three double bedrooms.

There is a larger than average rear garden, gas fired central heating and uPVC double glazing.

Accommodation Details

Ground Floor

uPVC double glazed door into inner hallway, wooden floors.

Cellar

13' 2" x 15' 7" (4.01m x 4.75m)

Part partition wall. with light and power.

Hall

Stairs leading to first floor, ceiling light, ornamental coving, single panel radiator, Openreach socket, wooden floors, doors to dining room, cellar and kitchen.

Sitting Room

11' 7" x 11' 6" (3.53m x 3.51m)

uPVC double glazed front facing bay window with shutters, fireplace with ceramic tiles and gas fire, ceiling light. double panel radiator, wooden floors.

Dining Room

8' 3" x 13' 3" (2.51m x 4.04m)

uPVC double glazed rear facing window with shutters, single panel radiator, floor to ceiling storage cupboard, storage cupboard housing hot water tank, feature Adam style fireplace, ceiling light, single panel radiator, wooden floors.

Kitchen

9' 6" x 7' 9" (2.90m x 2.36m)

uPVC double glazed side facing window with shutters, double glazed door to side, stainless steel sink and drainer, range of wall mounted and floor mounted units, ceiling light, single panel radiator, space and plumbing for washing machine, space for fridge freezer, space and point for gas cooker, wall mounted boiler, part tiled walls and sliding door to bathroom.

Bathroom

uPVC double glazed rear facing window, bath with shower over, WC, wash hand basin, ceiling light, part tiled walls, storage cupboard, double panel radiator, lino flooring.

First Floor

Landing

Rear facing uPVC double glazed window with shutters, stairs to second floor, ceiling light, doors to second and third bedroom.

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Bedroom Two

14' 2" x 11' 6" (4.32m x 3.51m)

Two front facing uPVC double glazed windows with shutters, built in double wardrobe, ceiling light, two single panel radiators,

Bedroom Three

9' x 13' 4" (2.74m x 4.06m)

Rear facing uPVC double glazed window with shutters, ceiling light, double panel radiator, carpeted.

Second Floor

Bedroom One

12' 4" x 19' (3.76m x 5.79m)

Restricted height front facing window, ceiling light, carpeted, free standing plug- in electric radiator.

Outside

Outside Front

Wall foregarden which is block paved leading to front door.

Outside Rear

Is an enclosed rear garden with sun terrace, leading to further garden with borders, garden shed.

Services

All services are connected to the property.

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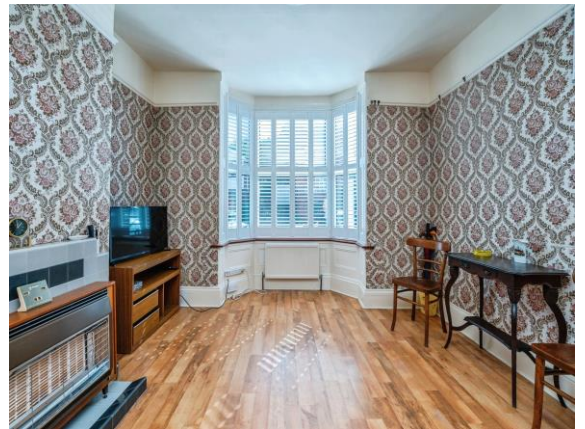
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Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Approval

Signature		Date
Olivia Eggleton		
Mr B. De Rosa		