



8 Bronsil Close, Worcester, WR5 2NH  
Guide Price £285,000



Philip Laney & Jolly Worcester welcome to the market this spacious three bedroom end terrace house, situated in the popular area of Bronsil Close, Worcester. Offering generous accommodation throughout, the property would make an ideal family home and is offered for sale with no onward chain. The property is well presented throughout, whilst offering scope for some cosmetic improvements to allow the new owner to personalise and make the home their own.

The ground floor comprises an entrance hall, a spacious and inviting living room, together with an extended side reception room which provides a versatile additional space, ideal for use as a playroom, study or second sitting room. There is also a useful downstairs WC and access to the integral garage. The open plan kitchen and dining area provides an excellent space for family dining and entertaining.

To the first floor are three generously sized double bedrooms and a well appointed shower room.

Outside, the property benefits from a low maintenance rear garden, providing a pleasant and private space for outdoor enjoyment, together with off road parking to the front and access to the integral garage.

Further benefits include double glazing and gas central heating. With its spacious accommodation, versatile living space and potential for cosmetic improvements, this attractive family home is well worth viewing.

EPC: C Council Tax Band: C Tenure: Freehold

**Entrance Hallway**

UPVC front door. Tiled floor. Ceiling light point. Obscure single glazed door opens to:

**Kitchen-Diner**

UPVC double glazed window to front aspect. Range of wall and base units. 4 ring gas hob. Creda oven Space and plumbing for washing machine. One and a half stainless steel sink and drainer. Space for fridge-freezer. Tiled floor. Tiled splashbacks. Ceiling light point. Radiator. Stairs to first floor. Door to:

**Downstairs WC**

Low level WC. Wash hand basin. Radiator. Laminate flooring.

**Living Room/Dining Room**

Double glazed sliding patio doors. Ceiling light point. Radiator. Fireplace with gas effect fire inset.

**Reception Room**

UPVC double glazed to front aspect. Radiator. Ceiling light point. Double glazed sliding patio doors opening to the side garden.

**Landing**

UPVC double glazed window to side aspect. Airing cupboard housing boiler and shelving.

**Shower Room**

Obscure double glazed window to front aspect. Low level WC. Pedestal wash hand basin. Corner shower cubicle. Part tiled walls. Ceiling spotlights.

**Bedroom One**

UPVC double glazed window to front aspect. Radiator. Ceiling light point. Built in mirrored wardrobes.

**Bedroom Two**

UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Built in wardrobe.

**Bedroom Three**

UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Rear Garden**

Garden to the rear side and front of property. Laid to patio. Enclosed by timber panelled fencing. Outside tap. Gated access. Greenhouse. Outside light.





#### Garage

Obscure double glazed window to side aspect. Remote access roller door.

#### 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).

#### 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.

#### Floorplan

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 Malvern 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 Worcestershire 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

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.

#### 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 for two cars to the front with access to the garage.

#### Viewings

Strictly by appointment with the Agents. Please call 01905 26664. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

#### 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>

EE- Good outdoor and in-home

O2- Good outdoor

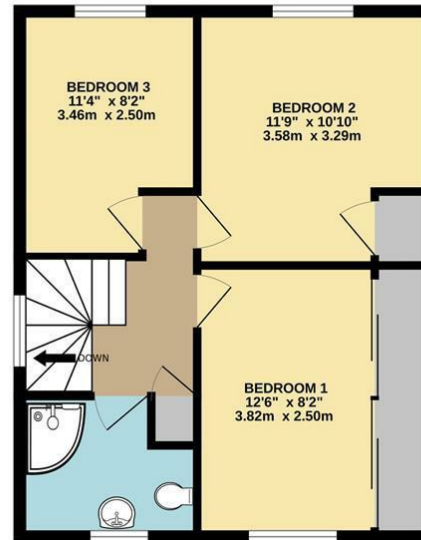
Three- Good outdoor and in-home

Vodafone- Good outdoor

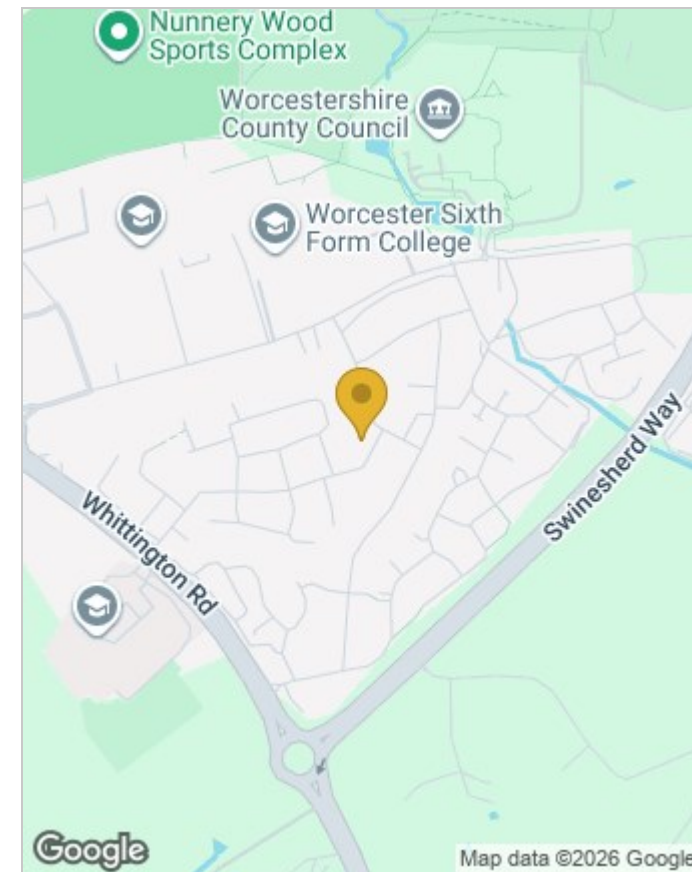
GROUND FLOOR



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 |                         | 80       |
| (81-91)                                     | B |                         |          |
| (69-80)                                     | C |                         |          |
| (55-68)                                     | D | 70                      |          |
| (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.