



17 Scaffell Close, Worcester, WR4 9BZ  
Guide Price £290,000



Philip Laney & Jolly Worcester welcome to the market a well presented and much loved family home located in the popular and private cul de sac Scaffell Close, Worcester. As you enter into the reception hallway, you are greeted by a warm and inviting atmosphere that flows seamlessly into the spacious lounge diner, perfect for entertaining guests with the addition of a conservatory that enjoys a rear aspect outlook to the generous size rear garden.

The kitchen offers ample space and includes a Zanussi four ring induction hob, integrated fridge, integrated freezer and is fitted with matching wall and base units. The first floor provides three well-appointed bedrooms providing plenty of room for the whole family and the fitted bathroom comprises panelled bath and a separate shower cubicle together with low level WC and pedestal wash hand basin.

This property boasts a separate garage and ample off-road parking to the front for multiple vehicles, ensuring convenience for all residents and guests. The substantial rear garden is laid to lawn offering endless possibilities for gardening and enclosed by timber panel fencing with gated access to the parking area.

Don't miss the opportunity to make this house your home and schedule an internal viewing today.

EPC: D Council Tax Band C Tenure - Freehold

#### Entrance Porch

recently fitted composite door with newly fitted glazed side panels. Door to:

#### Entrance Hall

Obscure double glazed door with obscure side panels. Stairs rise to the first floor, radiator, four ceiling spot lights and understairs storage.

#### Kitchen

Double glazed window to the rear aspect, double glazed door to the side aspect, fitted with matching wall and base units with worksurfaces over , Zanussi four ring induction hob, Whirlpool double oven, space for washing machine, integrated fridge and freezer, radiator and six ceiling spot lights. Cupboard housing wall mounted Potterton boiler with consumer box and water meter.

#### Living/Dining Room

Double glazed window to the front aspect, gas effect fire with wooden surround, stone hearth and mantle, Two wall lights, radiator and ceiling light point. Arch to dining areawith radiator, ceiling light point and door to:

#### Conservatory

Double glazed double doors open to the garden, wooden floor, tv point and two wall lights.

#### Landing

Obscure double glazed window to the side, three ceiling spot lights.

#### Bedroom One

Double glazed window to the front aspect, radiator and five ceiling spot lights.

#### Bedroom Two

Double glazed window to the rear aspect, five ceiling spot lights and radiator.

#### Bedroom Three

Double glazed window to the front aspect, radiator, four ceiling spot lights and laminate flooring.

#### Bathroom

Obscure double glazed window to the rear aspect plus small obscure glazed window to the side aspect, shower cubicle with Triton shower, panelled bath, low level WC, pedestal wash hand basin. Extractor, three ceiling spot lights, part tiled walls, heated towel rail and tiled floor.

#### Detached Garage

Up and over door, power and lighting, door and window to the side aspect.





#### Front Of Property

Tarmac and gravel driveway providing parking for several cars. Gated access to the side aspect.

#### Rear Of Property

Generous size garden laid to lawn with borders and enclosed by timber panel fencing. Gated access to the parking area.

#### WR4 Area Summary

Location:

Situated in the WR4 area of Worcester, the property is close to a range of local amenities including neighbourhood shops, supermarkets such as Tesco Extra, and leisure facilities. Worcester city centre is a short distance away.

Transport: The area offers excellent access to the M5 motorway (Junction 6) and the A4440, with Worcester Shrub Hill and Worcester Foregate Street train stations providing regular rail services.

Area: WR4 is predominantly residential with a suburban feel, offering convenient city access alongside green spaces and established neighbourhoods.

#### Tenure Freehold

We understand subject to legal verification 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.

#### 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.

#### 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.

#### Parking

Parking for the property is to the front for multiple vehicles.

#### Broadband

We understand currently Ultrafast 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>

#### Mobile Coverage

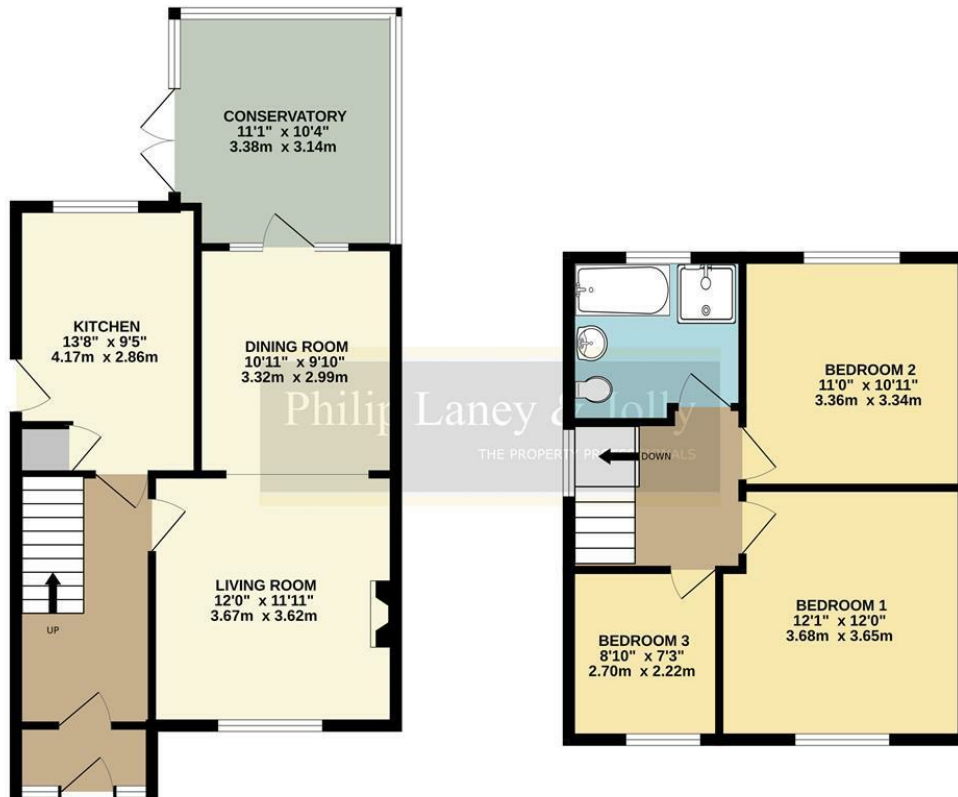
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

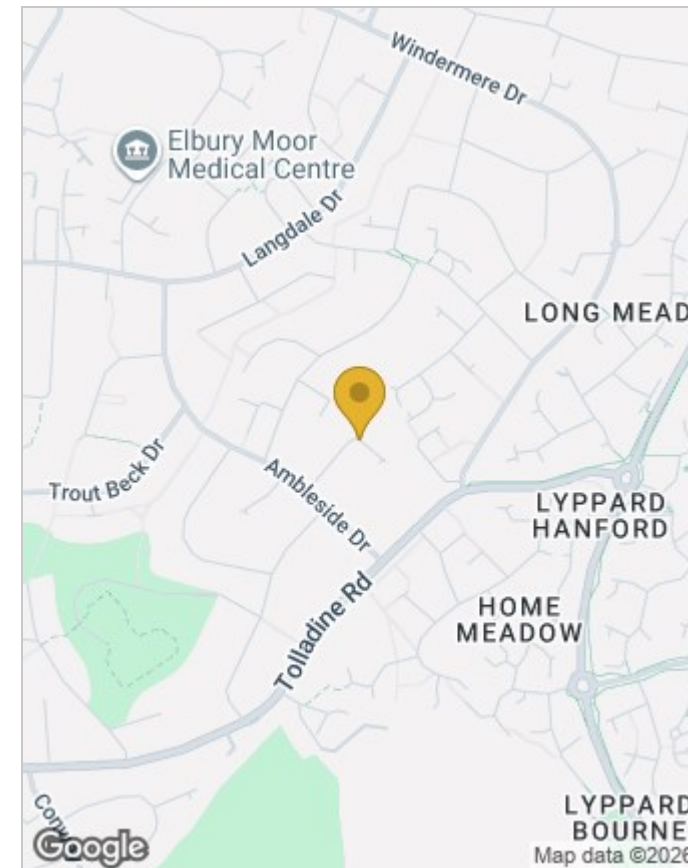
#### Viewings

Strictly by appointment with the Agents. Please call 01905 26664. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.





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 |  |                         |           |
| (02 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 84        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 67                      |           |
| (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.