



9 Exbury Place, Worcester, WR5 3TP  
Guide Price £265,000



Philip Laney & Jolly Worcester welcome to the market this well presented semi detached bungalow, situated in the sought after area of Exbury Place, Worcester. This delightful two bedroom home offers a blend of comfort and convenience, ideal for a range of buyers.

Upon entering, you are welcomed into a well proportioned living room enjoying pleasant views and providing direct access to a private rear garden, creating a calm and relaxing setting for everyday living and entertaining.

The property also benefits from a well equipped kitchen, perfect for those who enjoy cooking, alongside two generously sized bedrooms offering comfortable accommodation. A conveniently located bathroom serves the home.

Further advantages include a garage and off road parking, ensuring secure and practical vehicle storage. The bungalow is also fitted with gas central heating and double glazing, promoting warmth and energy efficiency throughout the year.

Offered with no onward chain, this property represents an excellent opportunity to acquire a home in a popular residential location. It will appeal to first time buyers, those looking to downsize, or anyone seeking a quieter lifestyle within easy reach of local amenities.

Early viewing is highly recommended to fully appreciate what this charming home has to offer.

#### Hallway

Obscure double glazed entrance door. Two storage cupboards. Radiator and ceiling light point.

#### Living Room

Obscure double glazed window to side aspect and double glazed French doors to garden. Radiator and ceiling light point. Door to:

#### Kitchen

Double glazed window to rear aspect. Matching wall and base units with worksurface over. Integrated cooker and hob, space for fridge freezer and washing machine. Stainless sink and drainer. Tiled splashbacks. Ceiling light point.

#### Bedroom One

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

#### Bedroom Two

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

#### Bathroom

Obscure glazed window. Panelled bath with electric shower, pedestal wash hand basin and low level WC. Tiled splashbacks. Heated towel rail. Ceiling spotlights and extractor fan.





#### Rear Garden

Laid to lawn with planted borders and patio seating area. Secure with timber panel fencing.

#### Garage

Having up and over door and light and power.

#### Parking

There is off road parking for two cars to the front of the property.

#### Tenure - Freehold

We understand that the property is offered for sale Freehold.

#### 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.

#### 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.

#### 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).

#### 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.

#### 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.

#### 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>

#### Broadband

We understand currently that Full Fibre Broadband is available to order at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker/my-products>

#### 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.

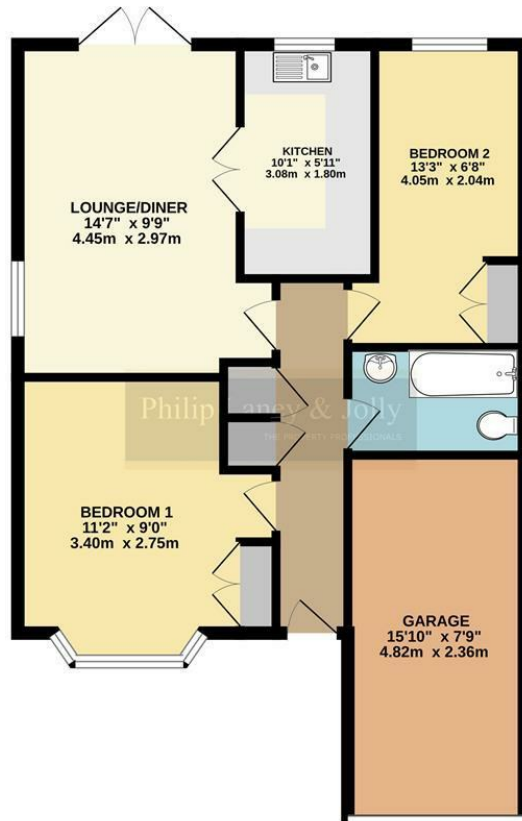
#### Property to sell?

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.

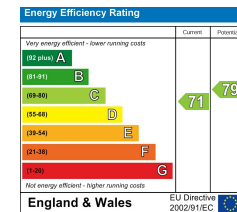
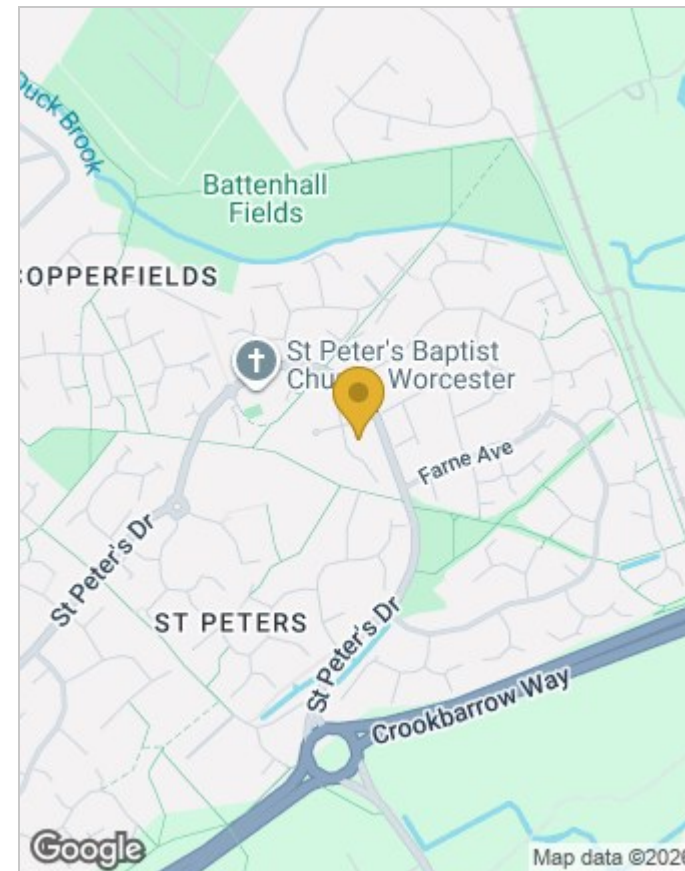
Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.



GROUND 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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## 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.