

16 Dudley Close | | Worcester | WR2 5RY

£580 Per Month

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ESTATE AGENTS

16 Dudley Close | Worcester | WR2 5RY £580 Per Month

Welcome to this charming four-bedroom house located on Dudley Close in the vibrant city of Worcester. This property offers a delightful blend of character and modern living, making it an ideal choice for families or investors looking for a student HMO.

The house features a spacious reception room that provide ample space for relaxation and entertaining. The well-appointed kitchen is perfect for preparing meals, while the four bedrooms offer comfortable accommodation for residents or guests. The layout is designed to maximise space and light, creating a warm and inviting atmosphere throughout.

One of the standout features of this property is the off-road parking, a valuable asset in this bustling area. This convenience ensures that you will never have to worry about finding a parking space after a long day.

- 4 spacious bedrooms
- Off-road parking available
- Located in Worcester
- Viewing recommended
- Student HMO
- cosy reception rooms
- Close to local amenities

4 Bed Student HMO - Available September 2027 - All Bills Included

Front Exterior

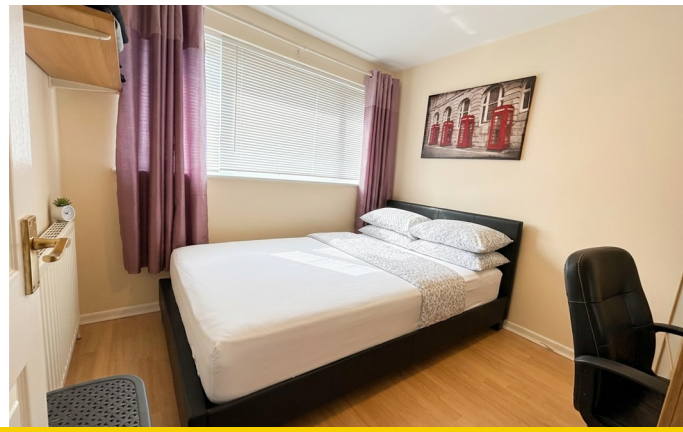
This end-of-terrace home features a spacious driveway paved with block bricks, providing ample off-street parking. The exterior is a charming combination of brickwork and dark cladding under a tiled roof, with a side gate offering access to the rear garden.

Living Room

The living room is a bright and inviting space with a large front window allowing natural light to fill the room. Featuring wood-effect flooring and neutral walls, it offers a comfortable setting with two sofas arranged to create a cosy sitting area, complemented by a small TV stand in the corner.

















Kitchen

The kitchen is well-appointed with modern cream high-gloss cabinets set against contrasting dark worktops. It includes built-in stainless steel appliances such as a gas hob and oven, along with a washing machine. The room is tiled throughout and benefits from two windows plus a rear door that leads out to the garden, ensuring plenty of natural light and ventilation.

Bathroom

The main bathroom is spacious and well-lit, featuring a white suite comprising a bath with an overhead electric shower, a pedestal wash basin, and a close-coupled toilet. The walls are tiled partway up, complementing the tiled floor, and a window provides natural light and ventilation. Additional shelving offers practical storage for towels and toiletries.

Bedroom 1

This bedroom is quietly furnished with a double bed, a wardrobe with frosted glass doors, and a full-length mirror. The room features wood-effect flooring and a neutral colour scheme, creating a peaceful retreat with a simple, uncluttered feel.

Bedroom 2

A cosy bedroom furnished with a double bed dressed in a vibrant yellow and navy bedspread. It includes a desk and chair, ideal for study or work, along with a wall-mounted shelf for additional storage. The room is bright and comfortable, with a window dressed in curtains that complement the bedding.

Bedroom 3

A neat and practical bedroom featuring a double bed and a desk area with a chair, ideal for working or studying. The window is dressed with curtains providing soft light, and the room is decorated in neutral tones with wood-effect flooring throughout.

Bedroom 4

This bedroom is bright and airy, furnished with a double bed and a large desk area, perfect for a home office setup. The room is decorated in soft neutral tones with coordinating curtains and wood-effect flooring, creating a comfortable and functional space.

Student - HMO Footer

Holding Deposit Process

- Once you've chosen your room, we'll ask you to pay a holding deposit to secure the room.
- Purpose: The holding deposit reserves the room while referencing and paperwork are completed.
- Deduction: Once your tenancy is confirmed, the holding deposit will



be deducted from your first month’s rent or tenancy deposit.
- Timeframe: We’ll aim to complete all referencing and agreements within 15 days of receiving the holding deposit (unless otherwise agreed).

Refunds: If the landlord decides not to proceed, your holding deposit will be refunded in full. However, it may be retained if:

You provide false or misleading information,
You fail a Right to Rent check, you withdraw from the property, or you fail to take all reasonable steps to enter into the tenancy.

We’ll always confirm the status of your holding deposit in writing so you know exactly what’s happening at every stage.

Identity & AML Checks

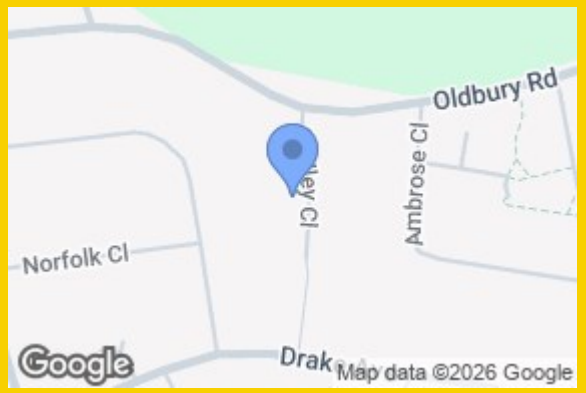
Before a tenancy can begin, we’re legally required to complete standard Right to Rent and Anti–Money Laundering (AML) checks.

You’ll need to provide:

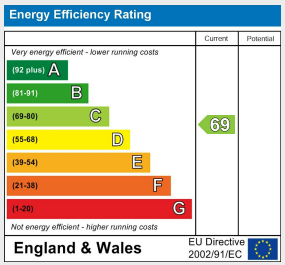
Valid photo ID (passport, BRP, or driving licence)
Proof of address (such as a recent utility bill, bank statement, or student letter)
For international students: a visa or other Home Office-approved document showing your right to rent in the UK
If a guarantor is required, they’ll also need to complete ID and address verification checks.
These checks are quick and straightforward, and we’ll guide you through every step to make the process smooth.







Council Tax Band **C** EPC Rating **C**



58, London Road Worcester
Worcestershire
WR5 2DS
01905 935958
hello@yourpropertybox.co.uk
www.yourpropertybox.co.uk