



32 Skylark Rise, Worcester, WR5 1TA
£310,000



Philip Laney & Jolly Worcester welcome to the market this well-presented semi-detached family home situated on Skylark Rise within this popular modern development.

The property offers spacious and practical accommodation throughout, making it well suited to modern family living. On the ground floor, there is an entrance hall leading through to a generous living dining room with space for both seating and dining areas, creating an ideal setting for everyday living and entertaining. The fitted kitchen provides a range of storage and worktop space, while a convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property comprises three well-proportioned bedrooms. The main bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom. The additional bedrooms offer flexibility for children's rooms, guest accommodation, or a home office.

Outside, the property enjoys an enclosed rear garden with space for outdoor seating and family use. Further benefits include off-road parking and a garage, providing useful storage and secure parking.

Situated on a popular residential location offering good access to local amenities, schools, Worcester City Centre, and major transport links including the M5 motorway. This is an excellent opportunity to acquire a modern family home in a convenient and sought-after location. Viewing is highly recommended.

EPC: B Council Tax Band: C Tenure: Freehold

Ground Floor

Entrance Hallway

Glazed composite front door. Laminate flooring. Understairs storage cupboard. Radiator and ceiling light point. Stairs rising to first floor.

WC

Obscure double glazed window to front aspect. Pedestal wash hand basin and low level WC. Radiator and ceiling light point.

Kitchen Breakfast

Double glazed window to front aspect. Kitchen fitted with a range wall and base units with 4 ring gas hob and chrome hood over. One and a half sink and drainer. Space for fridge freezer and space and plumbing for dishwasher. Radiator and ceiling light point.

Living/Dining Room

Double glazed window and double glazed patio doors opening to garden. Radiator and ceiling light point.

First Floor Landing

Loft access and airing cupboard. Ceiling light point.

Bedroom One

Double glazed window to rear aspect. Radiator and ceiling light point.

Ensuite

Shower cubicle, pedestal wash hand basin and low level WC. Radiator and ceiling light point.

Bedroom Two

Double glazed window to front aspect. Radiator and ceiling light point.

Bedroom Three

Double glazed window to rear aspect. Radiator and ceiling light point.

Bathroom

Obscure double glazed window to front aspect. Panelled bath, pedestal wash hand basin and low level WC. Radiator and ceiling light point.

Detached Garage

Up and over door. Power and lighting.

Rear Garden

Initial patio area. Laid to lawn and enclosed by timber panel fencing. Gated access to driveway garage.





Parking

Parking for the property is to the front with driveway for two cars and access to the garage.

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.

Floor Plan

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 WYCHAVON

We understand the council tax band presently to be : C

Council Tax Band :

<https://www.gov.uk/council-tax-bands>

Wychavon District Council

<https://www.wychavon.gov.uk/benefits-and-council-tax/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

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 now at this property.

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

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

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.

Viewings

Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

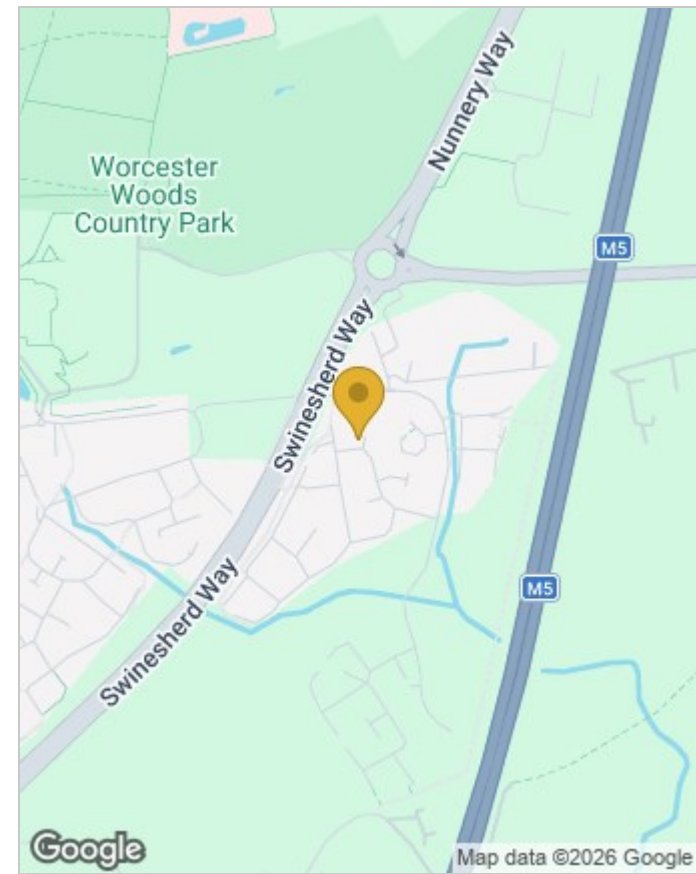


GROUND FLOOR

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	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		84	
(69-80) C			
(55-68) D			
(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.