



4 Springfield Road, Worcester, WR5 3AR
Guide Price £350,000

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Philip Laney & Jolly Worcester present to the market 4 Springfield Road. This exceptionally well-presented two-bedroom detached bungalow offers a delightful blend of comfort and modern living. As you step inside, you are greeted by a spacious living and dining area that enjoys an open aspect, allowing natural light and create a warm and inviting atmosphere.

The bungalow features a contemporary shower room, ensuring convenience and style for its occupants. The modern kitchen breakfast room is perfect for casual dining and is well-equipped for all your culinary needs. Additionally, the conservatory provides a lovely area to relax and enjoy views of the sizeable and much loved rear garden, which is ideal for outdoor entertaining or simply unwinding in a tranquil setting.

For those with vehicles, the property offers off-road parking, along with a garage for added convenience. The bungalow is fitted with double glazing and benefits from gas central heating, ensuring a comfortable living environment throughout the year.

This property is perfect for those seeking a peaceful retreat while still being close to the amenities and attractions that Worcester has to offer. With its thoughtful design and excellent presentation, this bungalow is a wonderful opportunity for anyone looking to make a new home in this vibrant area.

EPC: C Council Tax Band: C Tenure: Freehold

Hall

Composite front door and obscure double glazed side panel. Radiator. Karndean flooring. Spot lights and wall light. Access to the loft. Airing cupboard containing Worcester Bosch combination boiler. Doors off to:

Living room

Karndean flooring. Radiator. Ceiling light point and two wall lights. UPVC double glazed window to front aspect. Wall mounted electric fire. Archway to dining area.

Dining area

Double glazed patio doors to landscaped rear garden. Ceiling light point. Consumer box.

Bedroom one

Ceiling light point. Radiator. Double glazed window to front aspect. Built-in wardrobe. Laminate flooring.

Bathroom

Spot lights. Tiled walls and flooring. Obscure double glazed window to rear aspect. Gas heated towel rail. Vanity unit with wash hand basin and low level WC. Corner shower cubicle with electric shower.

Bedroom two

Ceiling light point. Radiator. Double glazed window to conservatory. Built-in wardrobe. Laminate flooring.





Kitchen

Tiled walls. Double glazed window to rear aspect. Matching wall and base units with work surface on top. Breakfast bar. Radiator. Spot lights. Induction hob with extractor fan over. Ceramic sink and drainer. Built-in electric oven and grill. Karndean flooring. Under cupboard lighting. Glass panel door. Built-in fridge freezer, washing machine and dishwasher. Glass panel door leading to conservatory.

Conservatory

Laminate flooring. Ceiling light point. Radiator. Double glazed windows to rear garden aspect. Double glazed single door to rear garden. Wall light. Storage cupboard.

Garage

Up and over door. Power and lighting.

Front garden

Driveway to garage. Path to the front door. Laid to lawn with rose borders. Gated side access to rear garden.

Rear garden

Initial patio area with raised established borders. Lawned area. Enclosed by timber panel fencing. Security light. Outdoor tap. Two apple trees. Two waterbeds. Second patio seating area at the top of the garden. Patio path leading to top of the garden.

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 via the driveway to the front.

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 Freehold

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>

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>



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 and appliances have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(02 plus)	A		
(03-07)	B		
(08-09)	C		
(10-11)	D	70	77
(12-14)	E		
(15-18)	F		
(19-21)	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 firms employment has the authority to make or give any representation or warranty in respect of the property.