

Offers Over £225,000

2 Bedroom Semi-Detached House for sale

32 Northleach Close, Worcester

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SALES AND LETTINGS





Overview

32 Northleach Close is a beautifully presented home in a sought-after Worcester location, offering solar power and a home office with dedicated access. Available with Vacant possession, no chain.

Key Features

- Peaceful cul-de-sac setting in North Worcester
- Office/ Therapy Room with dedicated access
- Modern fitted kitchen with induction hob
- Driveway Parking
- Modern Bathroom with over Bathshower
- Pergola in the Back Garden
- Leased Solar Panels
- Easy access to M5 and city centre






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32 Northleach Close is a beautifully presented home in a sought-after Worcester location, offering solar power and a home office with dedicated access. Available with Vacant possession, No Chain .

Situated in the desirable North Worcester area, 32 Northleach Close offers the perfect balance of comfort, convenience and modern living. Nestled in a peaceful cul-de-sac, this well-maintained property is ideal for families, first-time buyers, or anyone looking to move into a welcoming neighbourhood.

Inside, you'll find a bright and inviting living space, a well-appointed kitchen, and generously sized bedrooms designed with both style and practicality in mind. The private rear garden provides a safe and sunny spot for outdoor entertaining or quiet relaxation under the pergola, while the front driveway offers off-road parking for added ease. The home office has it's own dedicated front door from the drive, providing an additional flexible space.

The location is a major highlight - with excellent local schools, shops, and amenities all within easy reach, plus quick access to the M5 and Worcester city centre. Whether you're commuting, working from home, or enjoying the surrounding green spaces, this property is perfectly placed to meet your needs.

Gas Central Heating, Mains Utilities, Leasehold arrangement on Solar Panels

Floodrisk Very Low

Broad band speed up to 1800mp

Mobile phones okay reception

Council Tax Band B, £1891.41 Warnden. Worcester in 2026/2027

Local schools ,Oasis Academy, Carnforth School, Lyppard Grange •Bishop Perowne• Tudor Grange Academy

32 Northleach Close** is ready for its next chapter - a place to settle in, relax, and make your own.

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ANTI MONEY LAUNDERING:

It is a legal requirement for Estate Agents to verify both sellers and buyers on any transaction. By law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £40 incl. VAT per person, payable in advance via our onboarding system.

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Lounge
15' 1" x 12' 9" (4.60m x 3.90m)

Kitchen
12' 0" x 7' 2" (3.67m x 2.20m)

Sun Lounge
11' 9" x 9' 2" (3.60m x 2.80m)

Bedroom 1
11' 9" x 7' 2" (3.60m x 2.20m)

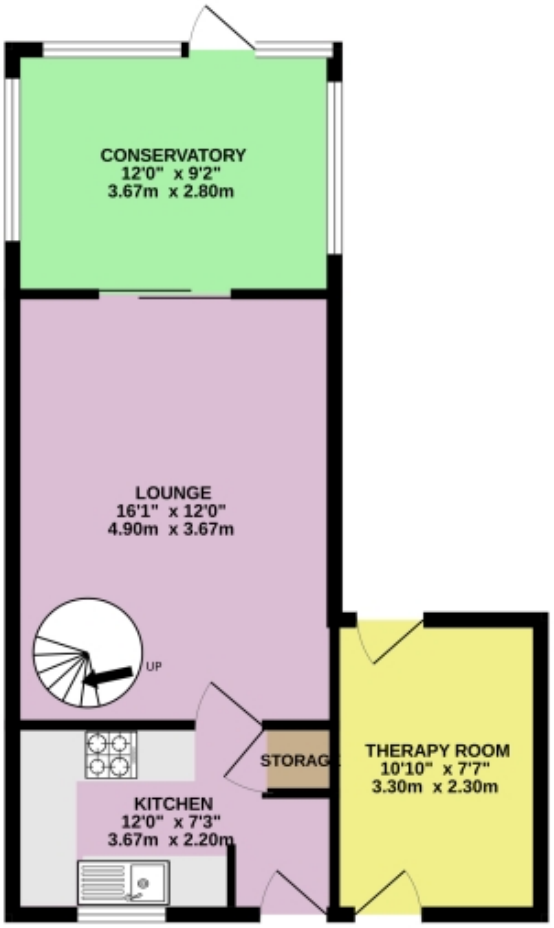
Bedroom 2
11' 9" x 8' 2" (3.60m x 2.50m)

Bathroom
7' 10" x 4' 7" (2.40m x 1.40m)

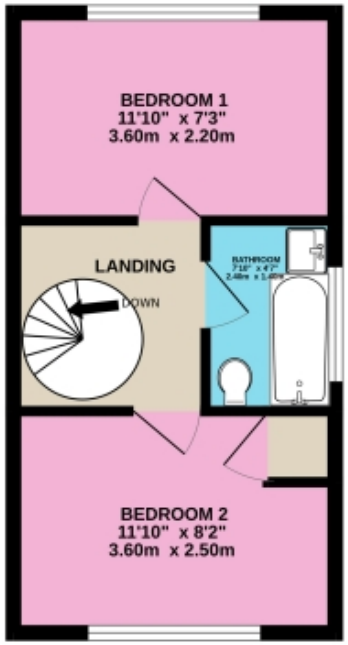
Office / Gym / Games Room / Annexe
10' 9" x 7' 6" (3.30m x 2.30m)

Floorplans

GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



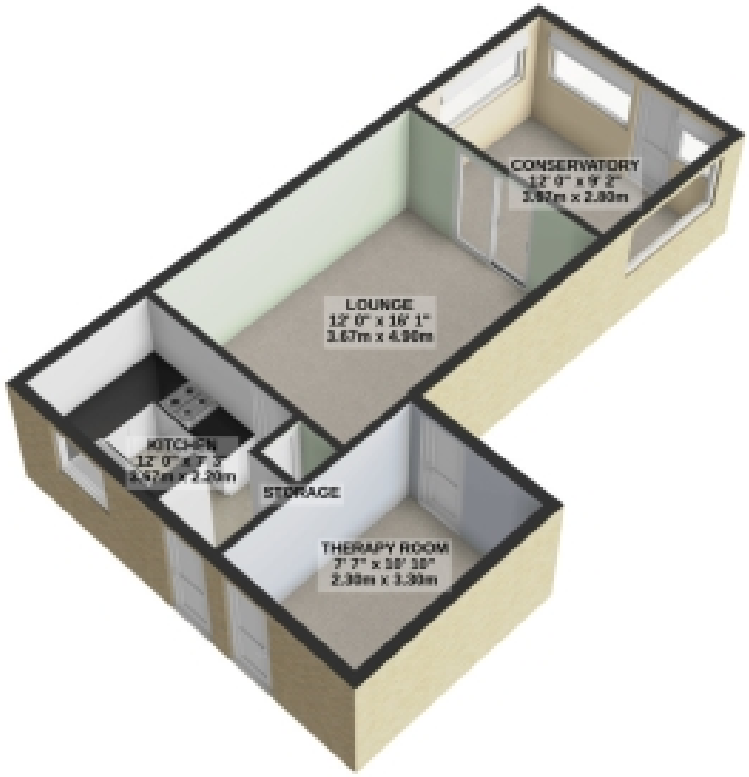
2 BEDROOM ,SEMI DETACHED WITH CONSERVATORY AND THERAPY ROOM

TOTAL FLOOR AREA : 754 sq.ft. (70.0 sq.m.) approx.

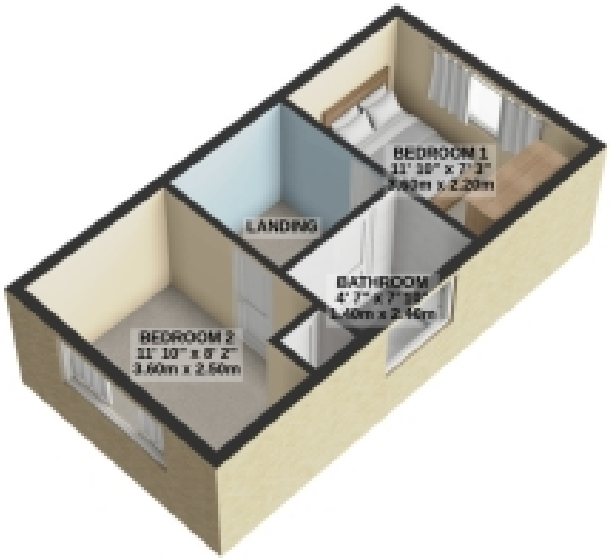
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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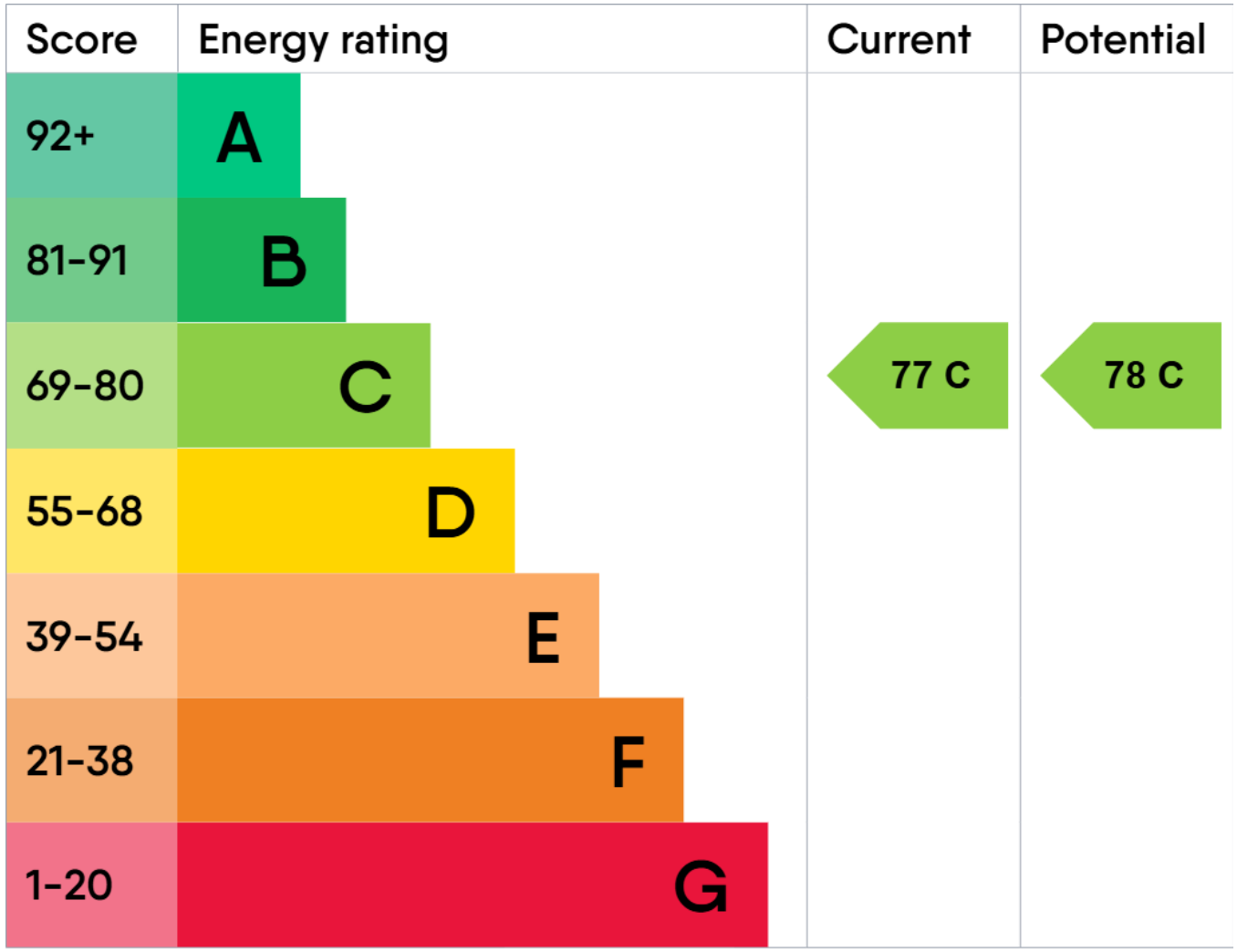
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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EPC


Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
77 C
78 C







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