

Philip Laney & Jolly

1 Squires Close, Worcester, WR5 3JE

Guide Price £325,000

3 1 2 C

Philip Laney & Jolly Worcester welcome to the market this three bedroom semi detached house on Squires Close, Kempsey.

Situated on a generous corner plot within a popular cul de sac, this well positioned home offers a good amount of living space along with a garage, off road parking and gardens to the front, rear and side.

On entering the property, you are welcomed into a spacious open plan living and dining room, providing a comfortable setting for both everyday living and entertaining. The extended kitchen offers useful additional space for cooking and storage, while the ground floor is completed by a downstairs WC and rear porch.

To the first floor are three well proportioned bedrooms, providing flexible accommodation for families, guests or those requiring space for a home office. The family bathroom completes the first floor.

Outside, the property occupies a generous corner position with gardens to the front, rear and side, providing a good amount of outdoor space. There is also a garage and ample off road parking, offering practical space for vehicles and additional storage.

Squires Close is situated within the popular village of Kempsey, which offers a range of local amenities and is conveniently located for access to Worcester and the surrounding areas. The combination of a village setting, good accommodation and useful outside space makes this a property worthy of further consideration.

EPC: C Council Tax Band: C Tenure: Freehold

**Entrance Porch**
Sliding double glazed patio doors with front and side panels. UPVC double glazed door to:

**Entrance Hall**
Stairs rising to first floor. Radiator. Ceiling light point.

**Living Room**
Double glazed bay window to front aspect. Ceiling light point. Radiator. Door opening to:

**Dining Room**
Patio doors to the rear garden. Ceiling light point.

**Kitchen**
Two double glazed windows to the rear aspect. Range of wall and base units. Sink and drainer. Space for gas cooker. Space and plumbing for washing machine. Space for under counter fridge. Ceiling spotlights. Tiled floor. Tiled splashbacks. Radiator.

**Downstairs WC**
Low level WC. Wash hand basin. Obscure double glazed window.

**Rear Porch**
UPVC double glazed window. Radiator. Obscure double glazed door. Single glazed door to:

**Garage**
Up and over door. Single glazed window to side aspect. Light and power.

**Landing**
Access to loft with insulation and partial boarding and light. Double glazed window to side aspect.

**Bedroom One**
Double glazed window to front aspect. Ceiling light point. Radiator.

**Bedroom Two**
Double glazed window to rear aspect. Radiator. Ceiling light point.

**Bedroom Three**
Double glazed window to front aspect. Ceiling light point. Radiator.

**Bathroom**
Obscure double glazed window to rear aspect. Panelled bath with shower over. WC. Airing cupboard housing Worcester combination boiler and shelving.























**Rear Garden**
Initial decked area. Remaining garden laid to lawn. Enclosed by timber panelled fencing. Outside power and lighting. Wooden shed to the side and further lawned area. Gated access to the front of property. Outside storage.

**Front of Property**
Driveway for two cars with access to the garage. Remaining area laid to lawn.

**COUNCIL TAX MHDC**
We understand the council tax band presently to be : C
Malvern Hills District Council
https://www.tax.service.gov.uk/check-council-tax-band
(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.

**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.

**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.

**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.

**Viewings**
Strictly by appointment with the Agents. Please call 01905 26664. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

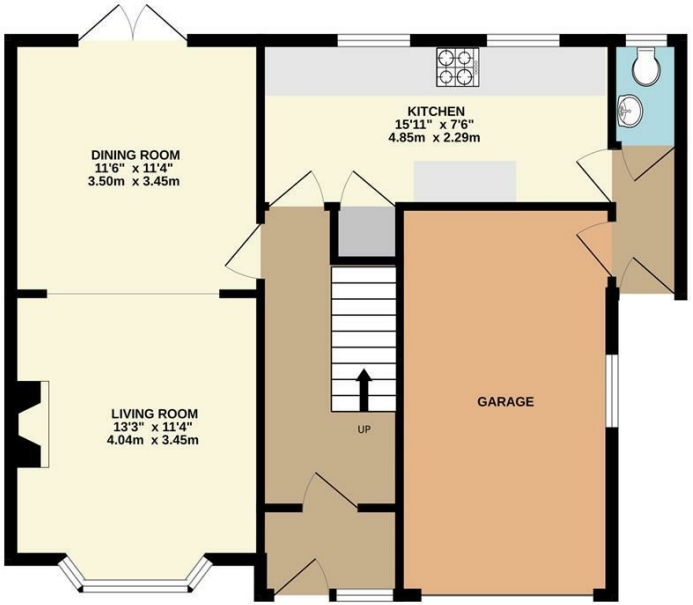
**Broadband**
We understand currently full fibre broadband is available to order at this property.
You can check and confirm the type of Broadband availability using the Openreach fibre checker:
https://www.openreach.com/fibre-checker

**Parking**
Parking for the property is off road parking for multiple vehicles.

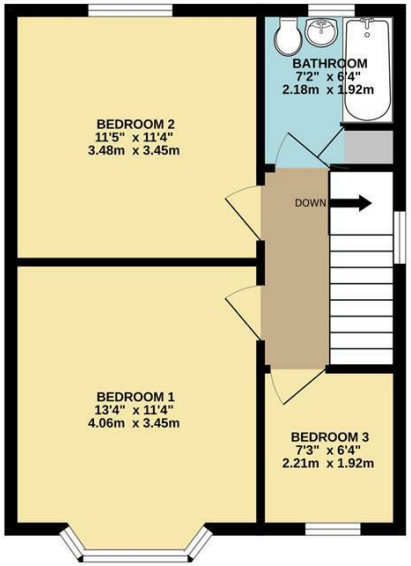
**Mobile Coverage**
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.
https://checker.ofcom.org.uk/en-gb/mobile-coverage

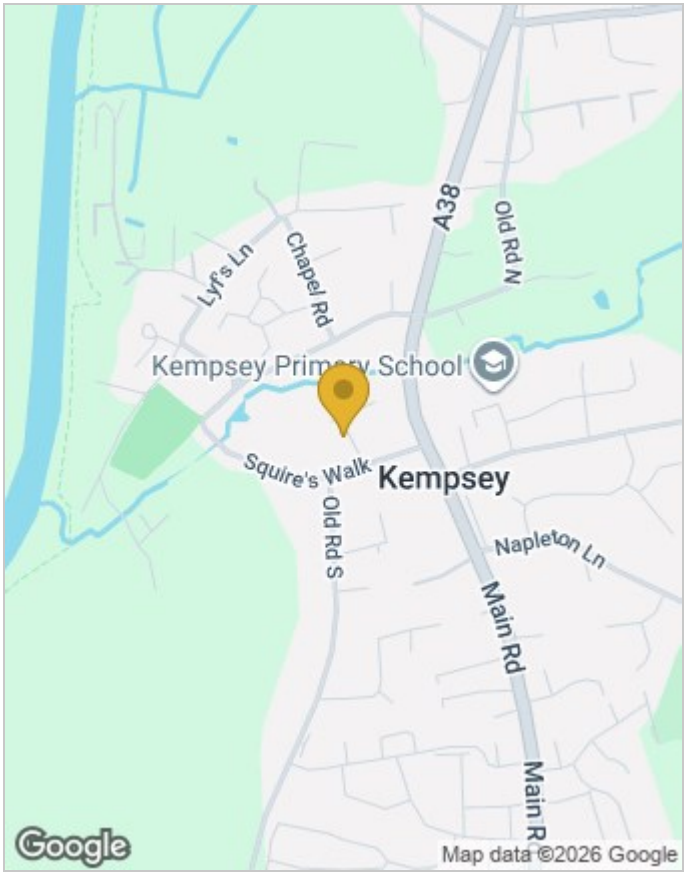
EE- Good outdoor, variable in-home
O2- Variable outdoor
Three- Good outdoor
Vodafone- Variable outdoor

GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



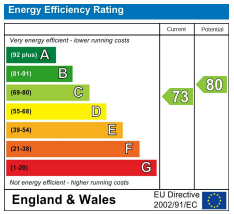

1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.




TOTAL FLOOR AREA : 1125 sq.ft. (104.5 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.
Made with Metropix ©2026




## 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.

30 College Street, Worcester, Worcestershire, WR1 2LS
Tel: 01905 26664 | Email: office@pljworcester.co.uk
https://www.pljworcester.co.uk/