



169 Columbia Drive, Worcester, WR2 4XG Offers Over £415,000



Philip Laney & Jolly Worcester are delighted to welcome to the market this charming detached bungalow, situated in the highly sought after area of Lower Wick, Worcester. Nestled within the desirable Columbia Drive, this wonderful home offers a perfect blend of comfort, convenience and adaptable living.

Enjoying three spacious double bedrooms, the property includes an impressive main bedroom suite which opens and enjoys a pleasant outlook over the garden, together with an ensuite shower room and dressing area, making it ideal for families, downsizers or those seeking peaceful single level living.

The generous open plan living and dining room provides a bright and welcoming space, perfect for entertaining guests and relaxing with family. The fitted kitchen is practical and well appointed, catering to all everyday culinary needs. Thoughtfully adapted for disability access, the bungalow offers ease of movement and accessibility throughout.

Backing directly onto the picturesque Boughton Park Golf Club, the property enjoys tranquil surroundings while remaining conveniently positioned close to local amenities, schools, shops and transport links within Lower Wick and Worcester city.

Externally, the property benefits from a large detached garage and an extensive block paved driveway, providing ample parking for multiple vehicles. Further enhancements include recently installed modern boiler, contributing to improved energy efficiency and comfort throughout the year.

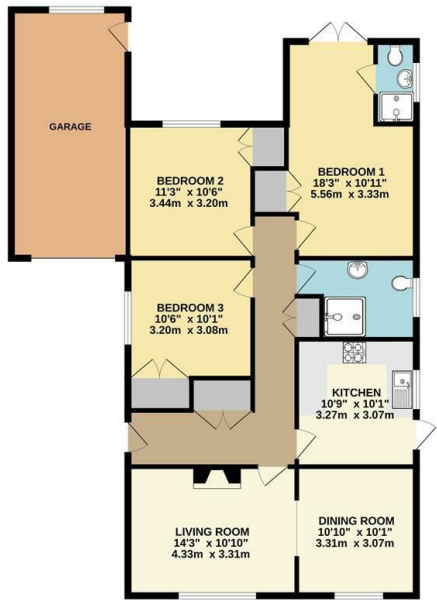
Offered to the market with no onward chain, this is a rare opportunity to acquire a well maintained bungalow in a most desirable residential location. Early viewing is highly recommended to fully appreciate all this delightful home has to offer.

EPC: C Council Tax Band: E Tenure: Freehold

- A Three Double Bedroom Detached Bungalow
- Most Envious Plot Backing Onto Boughton Park Golf Course
- Open Plan Living Dining Room
- En-Suite To The Main Bedroom
- Gas Central Heating (New Boiler Installed in 2025)
- Well Maintained Gardens To The Front And Rear
- Detached Double Width Garage
- No Onward Chain
- Double Glazing
- EPC: C

Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.



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 misstatement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown hereon are not tested and no guarantee is made as to their quantity or efficiency can be given.
Made with Measure 3D/2024



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																													
Current	Potential	Current	Potential																												
Very energy efficient - lower running costs																															
Very environmentally friendly - lower CO ₂ emissions																															
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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.