JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981









6 Clews Close, Worcester. WR5 1FH

£185,500

Offered With A 30% Discounted Scheme With Worcester City Council To A Local Resident Under A Discounted Market Sale, and is subject to a Section 106 Agreement (Purchasers Must Meet The Eligibility Criteria). A Wonderfully Presented And Located Modern Two Bedroomed Semi Detached Property In A Highly Regarded And Convenient Location. Energy Rating "B"

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Regulated by RICS®

01684 892809
Malvern Office
malvernsales@johngoodwin.co.uk
www.johngoodwin.co.uk
@JGoodwinFRICS

13 Worcester Road, Malvern, Worcestershire, WR14 4QY
Offices also at Ledbury, Colwall, Upton, Ross-on-Wye Office & London



Location - Located in the popular and much sought after hamlet of Whittington on the outskirts of the historic city of Worcester which has a diverse and comprehensive range of amenities including independent shops along with many High Street names and a Waitrose supermarket.

Transport communications are excellent with the property being close to junction 7 of the M5 motorway bringing the Midlands, South Wales and South West into an easy commute. There are mainline railway stations in Malvern and Worcester and a new station is being built at nearby Worcestershire Parkway which will provide direct links to London, Birmingham, Hereford and South Wales.

Educational needs are well catered for at primary and secondary levels in both the state and private sectors.

Description - An attractive and beautifully presented two bedroom semi detached home, built in 2023, offering stylish contemporary living, off road parking and an enclosed rear garden, all within a highly convenient location.

6 Clews Close is a delightful two bedroom semi detached property, combining modern design with practical, well planned accommodation arranged over two floors. Built in 2023, the property offers bright and spacious open plan living, two generous double bedrooms and a beautifully maintained rear garden, making it an ideal choice for those seeking a comfortable, low maintenance home.

The property forms part of a Discounted Market Sale scheme in conjunction with Worcester City Council, with the asking price of £185,000 reflecting a 30% discount against the full market value. Prospective purchasers are advised to familiarise themselves with the eligibility criteria and application requirements, details of which are available on the Council's website or within the sales brochure.







Set back behind an attractive planted foregarden, a paved pathway leads to a sheltered storm porch and secure glazed composite entrance door. To the side of the property, a tandem driveway provides off road parking and benefits from an electric vehicle charging point, outside water tap and gated pedestrian access to the rear garden.

Ground Floor - The front door opens into a welcoming reception hall with radiator and access to a conveniently positioned cloakroom, fitted with a close coupled WC and wash hand basin.

The heart of the home is undoubtedly the impressive open plan kitchen and sitting room, a wonderfully light and airy dual aspect space with a double glazed window to the front and French doors to the rear, opening directly onto the garden.

The contemporary kitchen is fitted with an attractive range of white fronted base and wall mounted units, complemented by generous work surfaces. Integrated appliances include a four ring electric hob with extractor above, electric oven and slimline dishwasher, together with space for a washing machine and full height fridge freezer.

A returning breakfast bar provides an informal dining area whilst creating a natural division between the kitchen and the sitting room. Positioned to the rear of the property, the sitting room enjoys a lovely outlook over the garden, with French doors allowing natural light to flood the room and providing an easy connection between indoor and outdoor living.

A useful understairs storage cupboard completes the ground floor accommodation, whilst independently controlled heating zones serve the ground and first floors.







First Floor - Stairs rise to the first floor landing, which provides access to the loft space and the bedroom accommodation.

The principal bedroom is a generously proportioned double room overlooking the rear garden. Beautifully presented, it features decorative wall panelling and fitted wardrobes with mirrored sliding doors, providing excellent hanging and shelving space. A further useful overstairs cupboard offers additional storage.

The second bedroom, positioned to the front of the property, is another good sized double room, currently arranged as a home office, demonstrating the flexibility of the accommodation.

Completing the first floor is a contemporary family bathroom, fitted with a modern suite incorporating a bath with thermostatically controlled shower over.

Outside - The property enjoys a delightful enclosed rear garden, thoughtfully landscaped by the current owners to provide an attractive and easily maintained outdoor space.

Immediately adjoining the house is a decked seating terrace, ideal for outdoor dining, entertaining or simply relaxing during the warmer months. Beyond lies an area of lawn, with the garden enclosed by timber fencing to provide a good degree of privacy and security.

Additional features include external LED lighting and gated pedestrian access to the driveway at the side of the property.

Summary - 6 Clews Close presents an excellent opportunity to acquire a modern, energy-conscious home with beautifully presented accommodation, generous parking and a lovely garden, offered through Worcester City Council's Discounted Market Sale scheme.











Services - We have been advised that mains electricity and water are connected to the property. Drainage is to a private septic tank. Domestic hot water and heating is provide by an oil fired system. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary

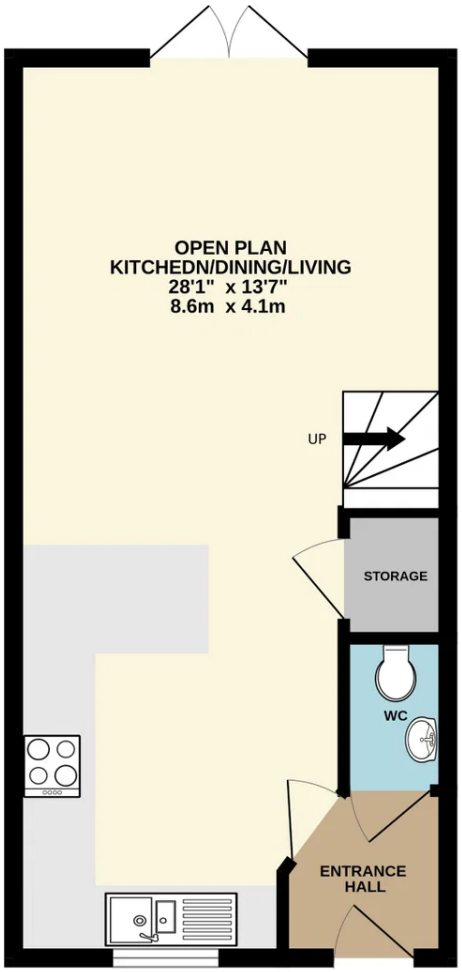
Council Tax Band - Council Tax Band B

Tenure - We are advised (Subject to legal confirmation) that the property is freehold. There is a charge made to maintain the green areas of the development.

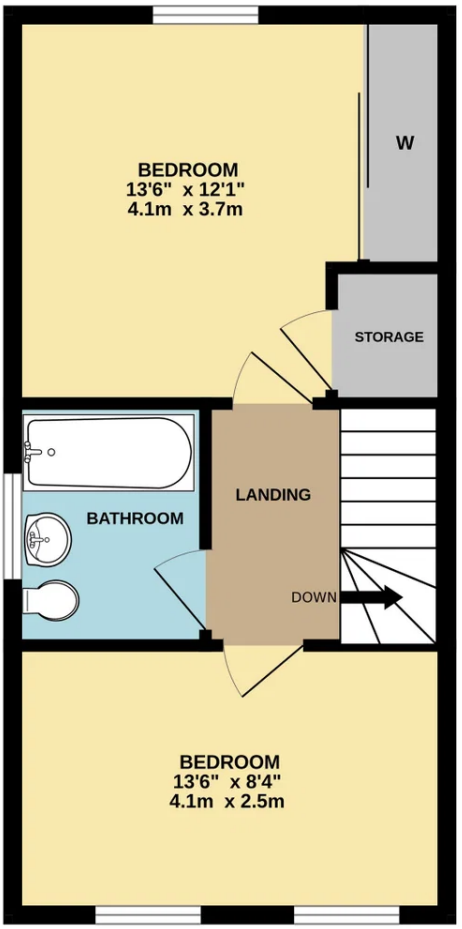
Directions - From junction 7 of the M5 motorway proceed toward Worcester. At the roundabout take the second exit onto Whittington Road. Take the 2nd exit at the next roundabout onto Swinesherd Way. Proceed to the next roundabout and comeback on yourself down the dual carriageway, 4th exit. Take the 1st left into Swinesherd Lane. Proceed down Gilmour Drive and turn right into The Tara and then first right into Clews Close where the proeprty can be found on the right as indicated by the agent's for sale board.

what3words.com/tame.shirt.train

GROUND FLOOR
381 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 761 sq.ft. (70.7 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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General - Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchases/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewings - By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

Energy Performance Certificate - The property has an energy rating of B (84)

MISREPRESENTATION ACT, 1967

JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1.The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.

2.All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3.No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.