Philip Laney & Jolly



13 Kielder Rise, Worcester, WR2 4HN

Guide Price £350,000

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Philip Laney & Jolly Worcester are delighted to present this detached bungalow, peacefully positioned in the sought after area of Kielder Rise. Offering a wonderful balance of comfort, practicality and flexibility, this home is perfectly suited to families, downsizers or anyone seeking a well proportioned single storey property.

The accommodation includes entrance hall, kitchen diner, generous size lounge overlooking the rear garden, three good size bedrooms, family bathroom plus a separate WC.

The property benefits from a garage, providing valuable storage or secure parking and is now being offered with NO ONWARD CHAIN. The setting of Kielder Rise offers a peaceful environment while remaining conveniently close to local amenities, schools and transport routes with bus service to Malvern and railway links from the City centre, ensuring easy access to everything Worcester has to offer. This delightful bungalow is more than just a property—it's a home ready to be enjoyed. Early viewing is strongly recommended to fully appreciate the quality and comfort on offer.

EPC: C Council Tax Band: E Tenure: Freehold

Porch
Recessed open front porch with outside light and wall mounted solar light.

Bedroom Two
Ceiling light point. Double glazed window to the front aspect. Radiator.

Hall
Two ceiling light points. Radiator. Loft access which is part boarded with loft ladder. Obscure double glazed front door and window to the front aspect. Storage cupboard containing a radiator. Doors off to:

Living room
Ceiling light point. Radiator. Double glazed sliding door to the rear garden. Gas fireplace.

Kitchen
Matching wall and base units with work surface on top. Ceiling light point. Radiator. Stainless steel sink and drainer. Gas hob with extractor over. Combi boiler. Integrated double oven and grill. Tiled splashbacks. Double glazed window to the front aspect. Obscure double glazed door to the side aspect. Space for undercounter fridge, washing machine and/or freezer.

Bedroom One
Ceiling light point. Radiator. Double glazed window to the rear aspect.

Bedroom Three
Ceiling light point. Radiator. Built-in wardrobe. Double glazed window to the rear aspect.

Bathroom
Ceiling light point. Panelled bath with mains fed shower. Pedestal wash hand basin and low level WC. Radiator. Tiled splashbacks. Obscure double glazed window to the side aspect. Glass shower screen with frosted design.

W C
Low level WC. Wall-mounted wash hand basin. Tiled splashback. Obscure double glazed window to the side aspect. Ceiling light point. Radiator.

Garage
Garage with light and power Fuse board and Gas meter .Small loft hatch. Single glazed pedestrian door and double glazed window.

Rear Garden
L-shaped rear garden with gated access from the front both sides. Mainly laid to lawn with a patio area and vegetable patch. Enclosed with timber panel fencing and borders. Garden shed. Variety of trees and shrubs. Outside tap and light























WR2 Area Summary
Location: Situated within the popular WR2 area of Worcester, the property benefits from easy access to amenities including St John's Shopping Centre, a range of supermarkets, along with independent shops and cafés. The nearby River Severn and Worcestershire County Cricket Club provide attractive leisure and sporting facilities, while Worcester city centre is within close reach.

Transport: The area is well connected, with convenient access to the A44 and A449 and onward routes to the M5 motorway via Junctions 6 and 7. Worcester Foregate Street and Worcester Shrub Hill train stations are easily accessible, offering regular services to Birmingham, London and surrounding areas.

Area: WR2 has a predominantly residential, suburban feel with a strong local community, green spaces and riverside surroundings, making it popular with families and professionals alike.

COUNCIL TAX WORCESTER
We understand the council tax band presently to be : E
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.

Floor Plan
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 Worcester 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. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

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

Parking
Parking for the property is via the block paved driveway to the front with space for approximately three cars.

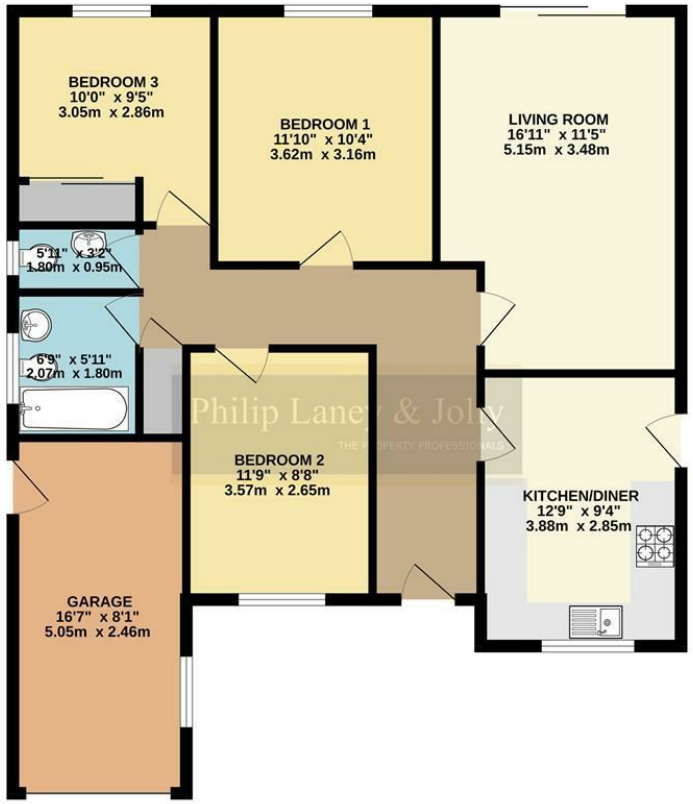
Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

https://checker.ofcom.org.uk/en-gb/mobile-coverage

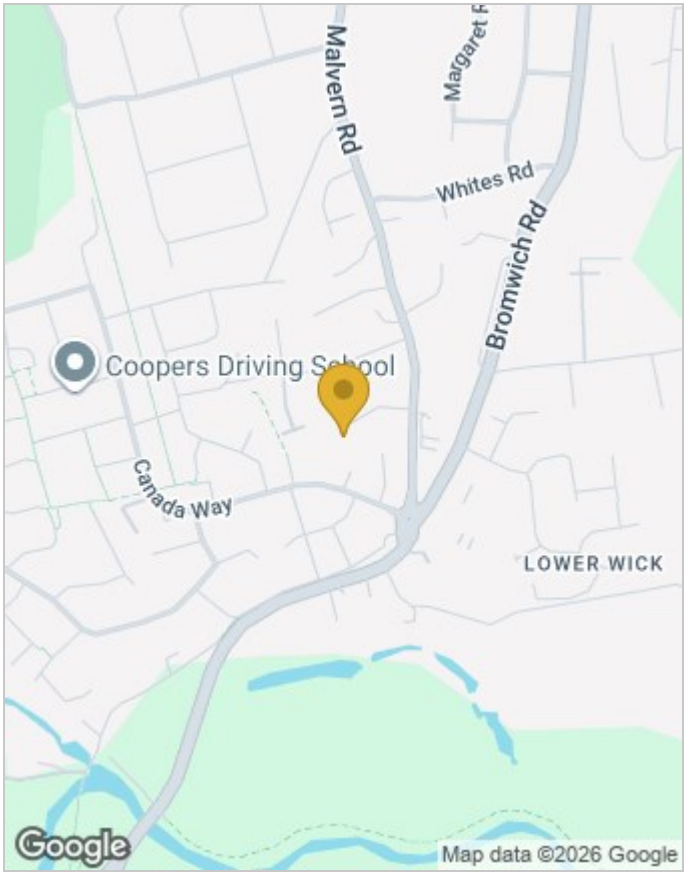
EE- Good outdoor and in-home
O2- Good outdoor
Three- Good outdoor and in-home
Vodafone- Good outdoor

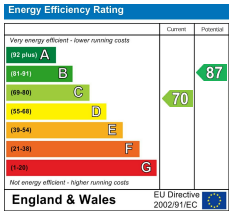
What Three Words
Foil. Enjoyable. Works.

GROUND FLOOR



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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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.

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