



13 Millbrook Close, Worcester, WR3 7BJ
Asking Price £525,000



Philip Laney & Jolly Worcester are delighted to bring to the market situated in the highly sought-after area of Northwick, Worcester, this generous four-bedroom detached family home which occupies a pleasant position within Millbrook Close and offers excellent potential for modernisation throughout.

Ideally located within walking distance of a range of local amenities, reputable schooling and nearby parks, the property presents an excellent opportunity for growing families looking to create their ideal home.

The accommodation briefly comprises a welcoming entrance hallway, spacious living and dining room ideal for family living, separate study and a breakfast kitchen. Additionally downstairs is a WC and utility area.

To the first floor are four well-proportioned bedrooms, including the principal bedroom with en-suite shower room, together with a family bathroom.

Externally, the property benefits from a private rear garden, ideal for families and outdoor entertaining, along with a garage and off-road parking to the front.

Offering fantastic potential in a prime location within Worcester a viewing is highly recommended.

EPC: C Council Tax Band: F Tenure: Freehold

Hallway

Entrance door and side panel. Radiator and ceiling light point. Understairs storage and stairs rising to first floor.

Kitchen

Bay window to front aspect and double glazed window to side. Obscure double glazed door to side aspect. Matching wall and base units with work surface over. Integrated cooker and hob. Space for fridge freezer and dishwasher. Stainless steel one and a half bowl sink and drainer. Tiled splashbacks.

Study

Window to front aspect. Radiator and ceiling light point.

Living Room

Double glazed sliding doors to rear garden. Fireplace with electric fire. Radiator and ceiling light point. Opening to:

Dining Room

Double glazed window to rear aspect. Radiator and ceiling light point.

Rear Hallway

Storage cupboard. Ceiling light point and door to garage.

WC

Pedestal wash hand basin and low level WC. Tiled splashbacks. Extractor fan, ceiling light point and radiator.

Utility Area

Door to rear garden. Stainless steel sink and drainer. Storage cupboard. Space for washing machine and fridge freezer.

First Floor Landing

Loft access. Ceiling light point and doors off to:





Bedroom One

Double glazed window to rear aspect. Built-in wardrobes and storage. Radiator and ceiling light point.

Ensuite

Obscure window to side aspect. Shower cubicle with mains fed shower, pedestal wash hand basin and low level WC. Tiled splashbacks. Towel rail. Radiator and ceiling light point.

Bedroom Two

Two double glazed windows to front aspect. Built-in over bed cupboards and built-in wardrobe. Radiator and ceiling light point.

Bedroom Three

Double glazed window to front aspect. Built-in wardrobes. Radiator and ceiling light point.

Bedroom Four

Window to rear aspect. Built-in wardrobes. Radiator and ceiling light point.

Bathroom

Obscure window to side aspect. Panelled path, pedestal wash hand basin and low level WC. Tiled splashbacks. Radiator and ceiling light point.

Garage

Electric roller shutter door. Light and power.

Rear Garden

Private rear garden enclosed with timber panel fencing. Mainly laid to lawn with planted trees and shrubs. Patio seating area and gated side access.

Tenure Freehold

We understand that the property is offered for sale Freehold.

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.

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.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : F

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).

Broadband

We understand currently Fibre to the Cabinet Broadband is available to order now at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

Mobile Coverage

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

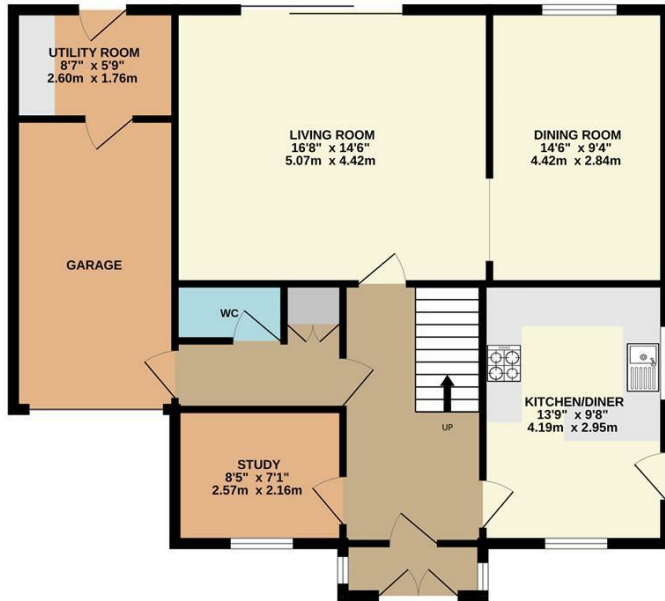
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Verifying ID

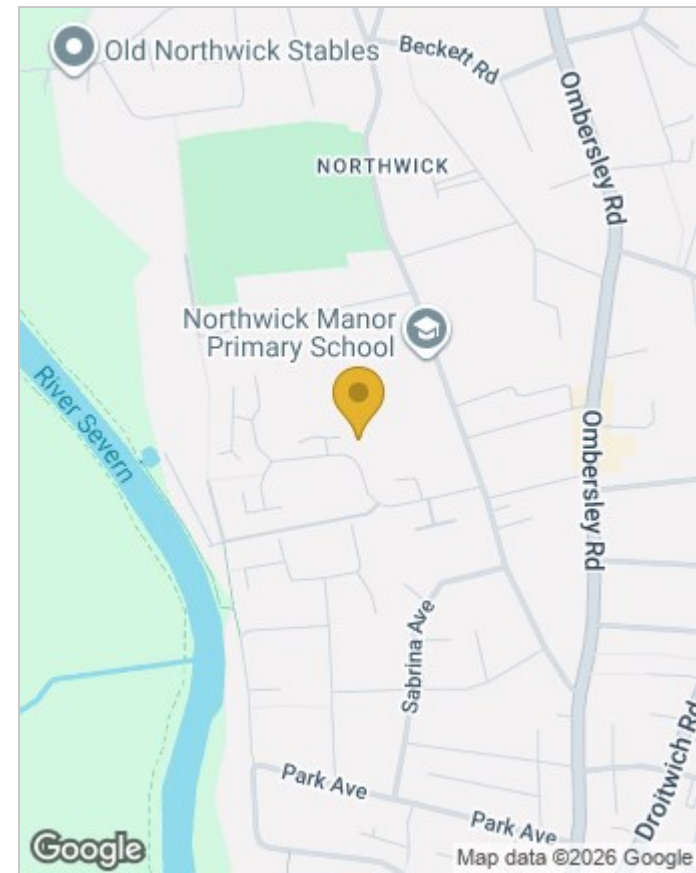
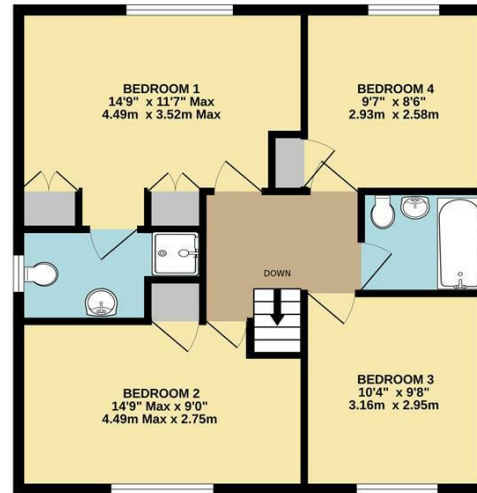
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, 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.



GROUND FLOOR



1ST 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	81
	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.