



37 Mabbs Close, Worcester, WR4 0SY  
Offers Over £350,000



Philip Laney & Jolly Worcester are delighted to bring to the market this well presented three-bedroom detached family home, situated in the sought-after residential area of Warndon Villages. This delightful property is ideally located on Mabbs Close, offering easy access to local amenities and travel networks, making it perfect for families and commuters alike.

As you step inside, you will be greeted by the well-presented interior within the generous living accommodation. The spacious living room provides a warm and inviting space for relaxation and entertaining. The modern kitchen diner, offers a wonderful area for family meals and gatherings, ensuring that everyone can come together in comfort.

This property features three well-proportioned bedrooms, providing ample space for family living. The main bedroom benefits from an en-suite shower room, adding a touch of luxury and convenience. Additionally, there is a family bathroom and a downstairs WC, catering to the needs of a busy household.

Outside, the property offers a pleasant rear garden, off road parking and a garage - a valuable asset in this popular area.

The surrounding neighbourhood is known for its friendly community atmosphere and proximity to parks, schools, and shops, making it an ideal place to call home.

In summary, this detached house on Mabbs Close presents a wonderful opportunity for those seeking a spacious and well-located family home in Worcester. With its modern amenities and inviting living spaces, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own.

EPC: C Council Tax Band: D Tenure: Freehold

## Hall

Obscure double glazed entrance door. Radiator. Wall lights. Storage cupboard. Stairs rising to first floor.

## Lounge

Double glazed bay window to front aspect. Double glazed window to the side aspect. Wall lights. Two radiators. Feature fireplace with electric fire inset.

## Kitchen diner

Double glazed French doors to the garden. Double glazed window to the front and side aspect. Spot lights and ceiling light point. Radiator. Tiled floor. Modern wall and base units with work surface on top. Integrated cooker and hob with extractor over. Space for fridge freezer, washing machine and dishwasher. Stainless steel sink and drainer. Tiled splashbacks.

## WC

Radiator. Spot lights. Low level WC and pedestal wash hand basin. Tiled splashbacks. Tiled floor. Extractor fan.

## Landing

Obscure double glazed window to rear aspect. Ceiling light point. Radiator. Loft access. Airing cupboard. Doors off to:

## Bedroom one

Double glazed window to side aspect. Ceiling light point. Radiator. Built-in wardrobes.

## En-suite

Obscure double glazed window to front aspect. Spot lights. Extractor fan. Radiator. Shower cubicle with mains fed shower. Pedestal wash hand basin and low level WC. Tiled floor and walls.





### Bedroom two

Double glazed window to side aspect. Ceiling light point. Radiator. Built-in wardrobes.

### Bedroom three

Double glazed window to front aspect. Ceiling light point. Radiator.

### Bathroom

Obscure double glazed window to front aspect. Spot lights. Extractor fan. Heated towel rail. Shower cubicle with mains fed shower. Pedestal wash hand basin and low level WC. Tiled floor and walls.

### Rear garden

Laid mainly to lawn with patio seating area and path. Enclosed with fencing. Gated side access.

### Garage

Double glazed side door from the garden. Up and over door. Light and power.

### WR4 Area Summary

Location: Situated in the WR4 area of Worcester, the property is close to a range of local amenities including neighbourhood shops, supermarkets such as Tesco Extra, and leisure facilities. Worcester city centre is a short distance away.

Transport: The area offers excellent access to the M5 motorway (Junction 6) and the A4440, with Worcester Shrub Hill and Worcester Foregate Street train stations providing regular rail services.

Area: WR4 is predominantly residential with a suburban feel, offering convenient city access alongside green spaces and established neighbourhoods.

### COUNCIL TAX WORCESTER

We understand the council tax band presently to be : D

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.

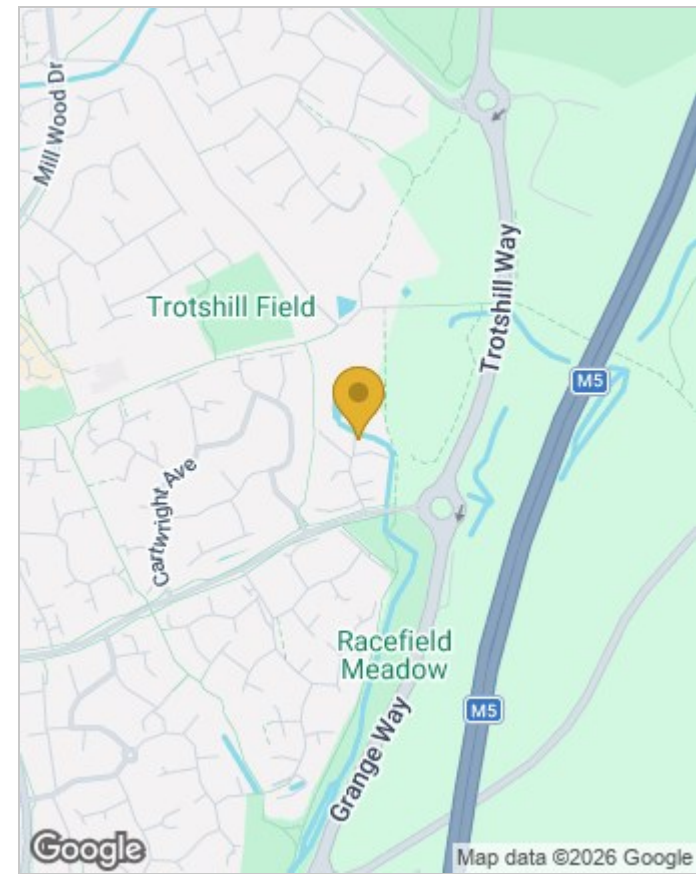
### Verifying ID

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.





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		78	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.