

Dudley Close | | Worcester | WR2 5RY

£590 PCM

YOUR PROPERTY BOX.
ESTATE AGENTS

# Dudley Close |
# Worcester | WR2 5RY
# £590 PCM

STUDENT - 2 ROOMS IN 4 BED PROPERTY - SEPTEMBER 2027

Nestled in the desirable area of Dudley Close, Worcester, this four-bedroom house presents an excellent opportunity for student accommodation, available from September 2027. This property is thoughtfully arranged over two floors, making it an ideal choice for a group of four students seeking a comfortable and convenient living space.

The ground floor features a spacious bedroom, perfect for those who prefer easy access. Ascending to the first floor, you will find three additional well-proportioned bedrooms, each designed to provide a peaceful retreat for study and relaxation. The large communal living room serves as the heart of the home, offering ample space for socialising and unwinding after a busy day. Complementing this area is a delightful conservatory, which invites natural light and provides a lovely spot for informal gatherings or quiet

- Four spacious bedrooms
- Ground-floor bedroom
- Large communal living room
- Located in Worcester
- Available September 2027
- Three first-floor bedrooms
- Additional conservatory
- 2 Rooms Avaialable

Available September 2027 | Ideal for a Group of Four Students

















2 Rooms Available in a spacious four-bedroom student property available from September 2027, offering well-arranged accommodation across two floors and plenty of communal space for student living.

The property comprises four good-sized bedrooms, with one bedroom conveniently located on the ground floor and three further bedrooms on the first floor. This layout offers a degree of flexibility and separation, making it ideal for a group of four students looking to share.

The ground floor provides a generous living room, offering plenty of space for relaxing and socialising, with the added benefit of a conservatory to the rear. The conservatory provides valuable additional living space and could make an ideal spot for studying, enjoying a coffee or spending time together outside of lectures.

The kitchen provides space for everyday cooking and meal preparation, while the first-floor accommodation is served by a family bathroom.

With four bedrooms, a large communal living area and the added benefit of a conservatory, this property offers a comfortable and practical base for student life.

Holding Deposit Process

- Once you’ve chosen your room, we’ll ask you to pay a holding deposit to secure the room.
- Purpose: The holding deposit reserves the room while referencing and paperwork are completed.
- Deduction: Once your tenancy is confirmed, the holding deposit will be deducted from your first



month’s rent or tenancy deposit.
- Timeframe: We’ll aim to complete all referencing and agreements within 15 days of receiving the holding deposit (unless otherwise agreed).

Refunds: If the landlord decides not to proceed, your holding deposit will be refunded in full. However, it may be retained if:

You provide false or misleading information,
You fail a Right to Rent check, you withdraw from the property, or you fail to take all reasonable steps to enter into the tenancy.

We’ll always confirm the status of your holding deposit in writing so you know exactly what’s happening at every stage.

Identity & AML Checks

Before a tenancy can begin, we’re legally required to complete standard Right to Rent and Anti–Money Laundering (AML) checks.

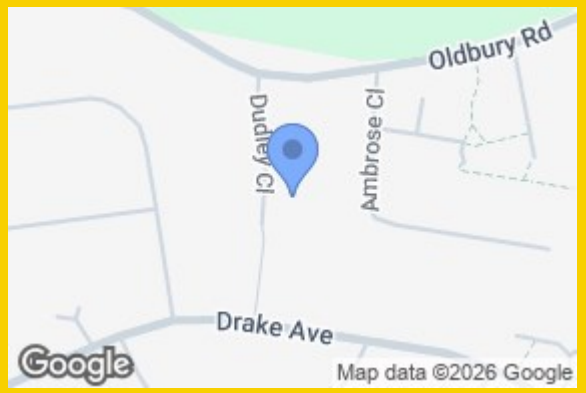
You’ll need to provide:

Valid photo ID (passport, BRP, or driving licence)
Proof of address (such as a recent utility bill, bank statement, or student letter)
For international students: a visa or other Home Office-approved document showing your right to rent in the UK
If a guarantor is required, they’ll also need to complete ID and address verification checks.
These checks are quick and straightforward, and we’ll guide you through every step to make the process smooth.

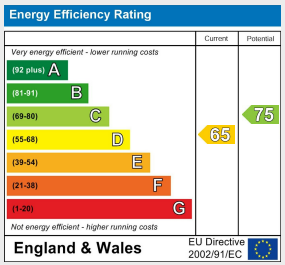









Council Tax Band **C** EPC Rating **D**




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