





Property Description

Nestled on the edge of Worcester City Centre, this attractive, extended period terraced home combines character features with generous living accommodation, offering an ideal home for families or professionals, with potential for further development.

The property comprises three well-proportioned bedrooms, spacious reception rooms, and versatile family living space, retaining the charm of its period origins while benefiting from modern improvements. The cellar offers valuable additional space with its own entrance and access to Wylds Lane. The garage provides additional storage and exclusive street parking.

To the first floor are two bedrooms and a family bathroom; the second floor provides a spacious third bedroom.

Outside, the rear garden is securely fenced; it has been thoughtfully arranged with a sunny courtyard perfect for morning coffee, a decked seating area for entertaining, a large lawn and a shady 'woodland area'.

The property opens onto Richmond Road at the rear, with a single garage and an exclusive-use parking space. There is potential to create further off-street parking as neighbouring properties have done.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Ground Floor

Entrance Hall

Front facing double glazed door, ceiling light, radiator, laminate flooring

Doors to living room and dining room.

Stairs to first floor.

Living Area

Front facing double glazed bay window with storage; ceiling light, log burner, radiator, and carpet flooring.

Dining Area

Double glazed patio doors to rear garden, ceiling lights, log burner, radiator, laminate flooring.

Door to kitchen.

Kitchen

Side facing double glazed window, wall and base units, quartz worktops, stainless steel sink and drainer unit, electric hob, cooker-hood, tiled flooring, partly tiled walls, space for fridge/freezer.

Double glazed door to the side.

Basement/Cellar

With water supply, power and light, this room is currently used as a utility and storage area. There is potential to develop it into a separate living unit, as neighbours have done.

First Floor

Landing

Ceiling light and carpet flooring.

Doors to two bedrooms, bathroom, and stairs to further bedroom.

Bedroom One

Two front facing double glazed sash windows, ceiling light, radiator and carpet flooring.

Bedroom Two

Front facing double glazed window, rear facing Velux window, radiator, and carpet flooring.

Bedroom Three

Rear facing double glazed sash window, radiator, and carpet flooring.

Bathroom

Rear facing double glazed opaque sash window, hand wash basin, WC, partly tiled walls, bath with shower and glass screen, ceiling light, radiator, and tiled flooring.

Loft

Outside

Outside Front

To the front of the property are steps leading up to the front door.

Outside Rear

To the rear of the property there is a large garden with raised decked area, lawn and 'woodland' area.

Services

All main services are connected to the property.

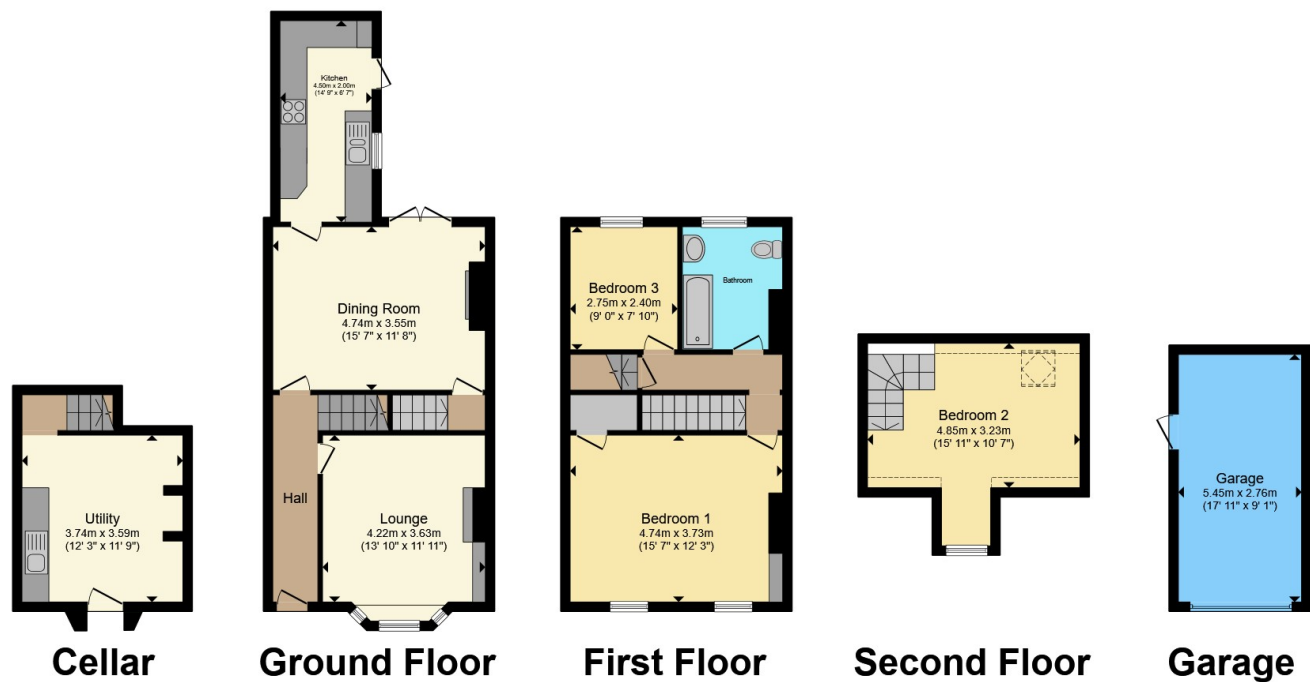
Garage

There is a single garage with a parking in front.









Total floor area 136.8 m² (1,473 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

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