



3 Loves Grove
Worcester, WR1 3BU

Andrew Grant

3 Loves Grove

Worcester, Worcestershire, WR1 3BU

4  2  1 

Offers in excess of £600,000

A charming Victorian home, offering spacious and versatile accommodation arranged over three storeys, situated in a highly convenient location within Worcester City Centre.

Key features

- Three-storey Victorian home
- Scope to extend STPP
- Desirable City Centre location
- Bursting with period charm
- Four large double bedrooms
- First floor shower room
- Second floor bathroom
- Garden with patio
- Outbuildings
- Off-road parking for one car

Freehold / 2,325 sq ft





This traditional property exudes period charm and character, boasting high ceilings, cornicing, architraves, fireplaces and sash windows. Upon entering, you will discover spacious and versatile accommodation spread across three storeys.

The ground floor encompasses a welcoming hallway, a bright and airy reception room, a modern kitchen breakfast room and a cellar for additional storage. Ascending the stairs, the first-floor hosts two large double bedrooms and a shower room, while the second floor offers two sizeable double bedrooms and a family bathroom. The bedrooms in this property offer flexible options, easily adaptable as additional reception rooms if preferred.

Outside, a tidy rear garden awaits, featuring a patio and lawn, along with several useful outbuildings. Among these is an excellent store, ripe for conversion into a home office or gym. The outbuildings offer an opportunity for integration into the main residence, potentially extending the ground floor significantly, pending the usual consents. At the front, there is convenient off-road parking available for one car.



Entrance Hallway

Approaching 3 Loves Grove, a block-paved frontage allowing off-road parking for one car leads you through a wrought iron gate to the side entrance. Stepping inside, you are welcomed by a spacious hallway adorned with period accents such as coving

and decorative mouldings to the architraves, complemented by a graceful wooden sweeping staircase ascending to the first floor. Doors branch off to the reception room and kitchen, while another door reveals stairs descending to the cellar.

Reception Room

Ample natural light fills the reception room through its front-facing bay sash windows featuring shutters, accentuating the high ceilings adorned with coving. A focal point is the ornate fireplace with marble surround and hearth, flanked by built-in shelving within recesses beside the chimney breast.



Kitchen

The kitchen includes sleek high-gloss units with contrasting stone worksurfaces and matching splashbacks, illuminated by recessed ceiling spotlights. Integrated appliances include a double eye-level electric oven, gas hob, extractor hood, microwave, fridge, freezer and dishwasher. Tiled flooring flows seamlessly throughout, complementing the lofty ceilings that contribute to the spacious and airy atmosphere. A feature fireplace with a wooden surround adds character, with ample room for dining. A pantry cupboard and a door providing rear garden access completes the arrangement.

Below, a sizable cellar offers a useful space benefiting from power, light, a radiator and a window to the front.





First Floor

Ascending to the first floor, a landing leads to two double bedrooms and the house shower room.



Bedroom Three

Mirroring the generous proportions of the ground floor, this spacious double bedroom features large built-in wardrobes, a charming fireplace and picturesque views from the front-facing sash window.

Bedroom Four

Overlooking the rear garden through its sash window, the fourth bedroom offers a generous space while a fireplace adds charm.



Shower Room

Serving the bedrooms on this level, the modern shower room features a white suite, including a low-level WC, washbasin set atop a vanity unit, walk-in shower, tasteful tiling and natural light filtering through an obscure-glazed sash window.





Second Floor

Ascending further, the second-floor landing provides access to the remaining bedrooms and a spacious family bathroom. This landing is also well-lit by a Velux skylight and offers loft access.



Bedrooms One and Two

A spacious double room awaits, complete with a built-in cupboard, feature fireplace and front-facing sash window. Equally spacious, the final bedroom boasts an ornate fireplace and a rear-facing sash window.



Family Bathroom

The well-equipped family bathroom features a modern white suite comprising a low-level WC, washbasin set atop a vanity unit, bath, shower cubicle, tasteful tiling and an obscure-glazed sash window.

It is worth noting that the generously sized bedrooms on both the first and second floors offer great adaptability and could seamlessly serve as additional reception rooms if needed.

Gardens and Grounds

The rear garden offers a charming courtyard/patio, perfect for enjoying meals outdoors. A few steps lead up to a lawn, bordered by a combination of walls and panelled fencing, with a side gate providing access to the front of the property.





Outbuildings

Within the garden, you will discover several practical brick-built structures, which offer multiple options for extension and conversion subject to planning permission.

Notably, the shed to the side is a standout feature of the property, boasting a pitched and tiled roof. Inside, wooden flooring, ample power outlets and lighting create an inviting atmosphere. A window provides natural light, while a distinctive brick chimney adds character. Additionally, there is plumbing for a washing machine. This versatile space not only serves as excellent dry storage but also holds the potential to be transformed into a comfortable home office or gym.

The additional brick-built shed, boasting a pitched and tiled roof, has been divided into three separate rooms. This outbuilding requires some repair and updating, but both these outbuildings provide a chance to merge with the main residence, potentially expanding the ground floor considerably, pending the usual consents.



Services

To be confirmed.

Council Tax - Band D

Location

The property enjoys a prime location, near Worcester Racecourse and the picturesque River Severn. Worcester High Street is close by, offering easy access to a plethora of amenities. Additionally, major railway connections and top-notch schooling options are nearby.

Surrounding the area are extensive riverside pathways, perfect for leisurely strolls and embracing the outdoors, all while maintaining the balance of urban conveniences right at your fingertips.

Worcester, steeped in history as an ancient Cathedral City along the banks of the River Severn, boasts a rich blend of heritage, culture, and modern comforts. Its vibrant city centre hosts an array of shops ranging from charming boutiques to renowned brands, all situated around a traditional high street and three bustling shopping centres. Entertainment options abound, with two multiscreen cinemas, two theatres, sports clubs including rugby, cricket and football, as well as an art gallery and museum.

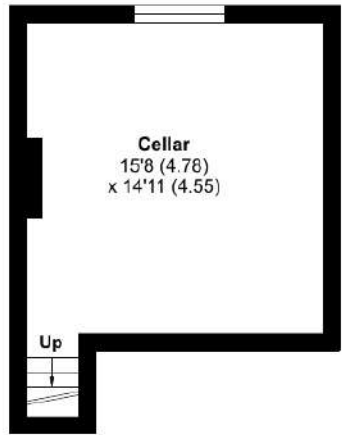
The property benefits from excellent local transport connections, with the M5 Junction 7 just a short 3.2 mile drive away and Worcester Foregate Street Railway Station conveniently located nearby.



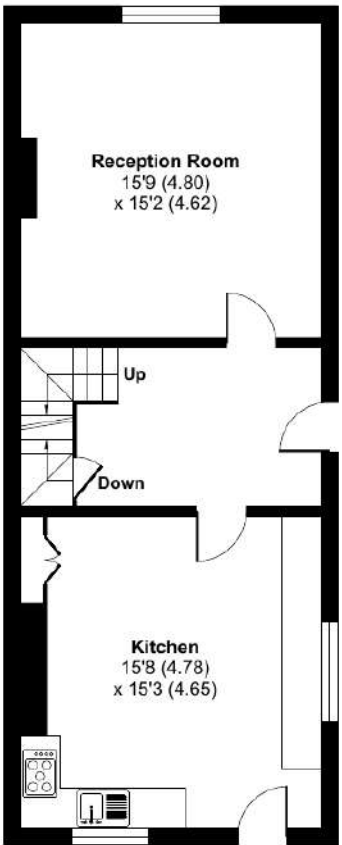
Loves Grove, Worcester, WR1

Approximate Area = 2088 sq ft / 193.9 sq m
 Outbuildings = 237 sq ft / 22 sq m
 Total = 2325 sq ft / 215.9 sq m

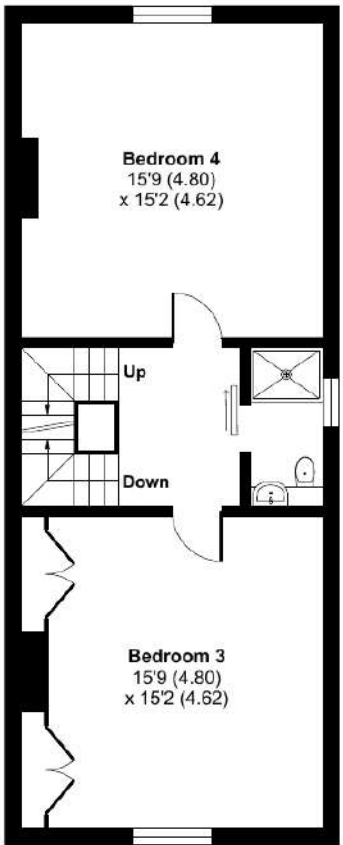
For identification only - Not to scale



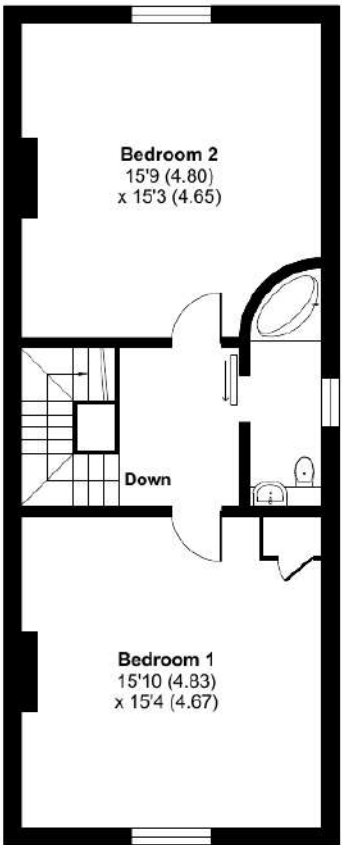
CELLAR



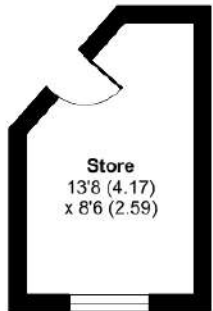
GROUND FLOOR



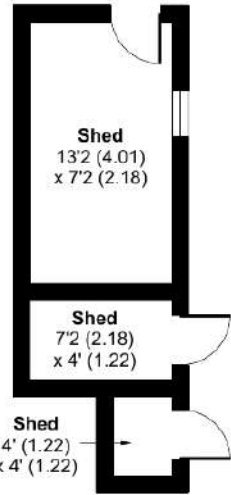
FIRST FLOOR



SECOND FLOOR



OUTBUILDING 1



OUTBUILDING 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		94 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Andrew Grant. REF: 1090691



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com