



**47 Nelson Road**  
Worcester, WR2 5BL

**Andrew Grant**



# 47 Nelson Road

Worcester, WR2 5BL

**3 Bedrooms 1 Bathroom 2 Reception Rooms**

A traditional family home situated in the sought-after St. John's area, known for its convenient location and amenities.

- A classic and welcoming family residence.
- Located in a desirable neighbourhood with excellent amenities and transport links.
- The home boasts charming historical elements, adding character and warmth.
- A spacious dining area with a bay window that floods the room with natural light.
- A large kitchen with ample space for dining, perfect for family meals and entertaining.
- Three double bedrooms offer comfortable and spacious accommodation for the whole family.
- Convenient off-street parking for multiple vehicles and additional garage offers secure parking or storage space.
- A private garden at the rear of the property.
- The property was previously used as a house of multiple occupancy.

1409 sq ft (130.7sq m)







## The kitchen

This spacious and well-lit room features dual-aspect windows at the rear and side, welcoming natural light. A part-glazed door provides convenient access to the garden. Integrated appliances include an oven, hob and extractor hood. There is also space for a washing machine, dryer and dishwasher.

As you enter the kitchen there is ample space for a dining table and chairs further enhancing the functionality of this space.

Additionally, a door from the kitchen leads down to the cellar, offering a practical storage area and a utility room equipped with base units, space for appliances and a rear-facing window.





## The living room

Adjacent to the dining room and accessible from the hallway, the living room boasts high ceilings, dado rails, laminate flooring and a cosy fireplace with surround. A rear-facing window and a door leading to the kitchen/dining room complete this inviting space.







## The dining room

The well-proportioned dining room exudes period charm. Currently utilised as a bedroom, this space features a large walk-in bay window at the front, allowing an abundance of natural light to fill the room. Additional features include high ceilings, detailed cornices, dado rails and a fireplace surround, enhancing the room's character.





## The primary bedroom

Light and spacious, the master bedroom is a generous double room situated at the front of the house. It offers ample space for freestanding wardrobes and features two windows overlooking the front, filling the room with natural light.





## The second bedroom

This double bedroom overlooks the rear garden and features a large window that fills the room with natural light.





## The third bedroom

Also overlooking the garden, bedroom three features a large window ensuring the space is bright and airy and ample room for a double bed.





## The bathroom

Completing the first floor is a well-appointed family bathroom, which includes a low-level WC, washbasin and a bath with shower. An obscure glazed window to the side provide both privacy and natural light.





## The garden

This private rear garden offers a spacious outdoor area, ideal for family living. It includes a brick garden store, perfect for keeping gardening tools and equipment. Additionally, there is a concreted area, which provides an ideal spot for housing a shed or additional storage. The garden is enclosed by a combination of panel fencing and brick walls, ensuring privacy and security.





## Location

St. John's, Worcester, is a highly sought-after area known for its charming character and vibrant community atmosphere. Located just a short distance from Worcester city centre, St. John's offers a perfect blend of suburban tranquillity and urban convenience.

The area boasts excellent transport links, making it ideal for commuters. Regular bus services connect St. John's to the city centre and surrounding areas, while Worcester Foregate Street and Worcester Shrub Hill railway stations provide easy access to Birmingham, London and other major cities. The nearby M5 motorway ensures convenient road travel for longer journeys.

Residents of St. John's enjoy a wide range of amenities, including shops, cafes, restaurants and pubs. The area is well-served by reputable schools, healthcare facilities and recreational spaces, such as Cripplegate Park. With its strong sense of community and comprehensive amenities, St. John's remains a popular choice for families, professionals, and retirees alike.

## Services

This property benefits from mains gas, water, electricity and drainage. Broadband is also available at this property.

## Agent's note

This property was previously utilised as a house of multiple occupancy.

## Council Tax

The Council Tax banding for this property is **Band C**





# Nelson Road, Worcester, WR2

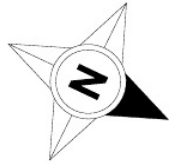
Approximate Area = 1291 sq ft / 119.9 sq m

Garage = 107 sq ft / 9.9 sq m

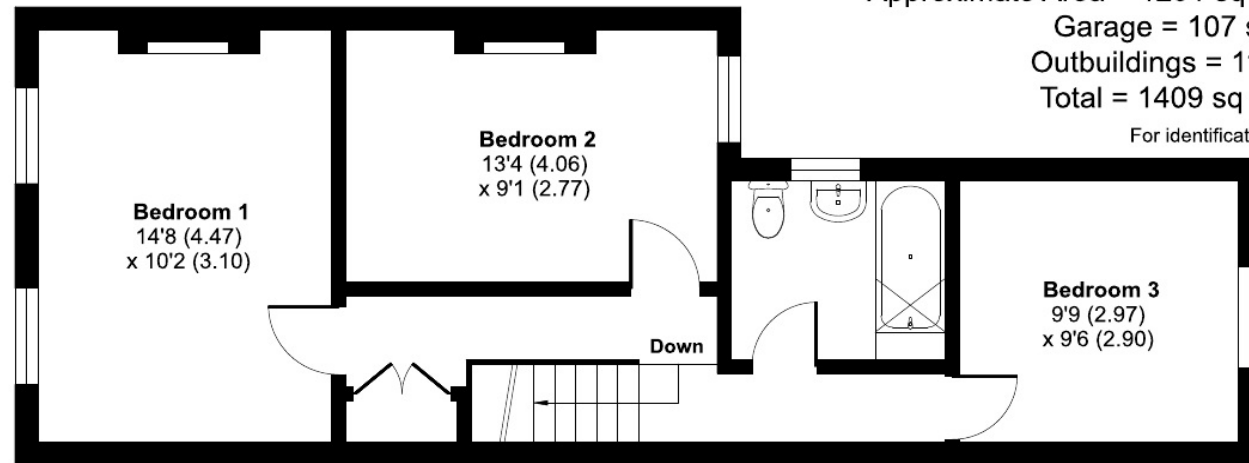
Outbuildings = 11 sq ft / 1 sq m

Total = 1409 sq ft / 130.7 sq m

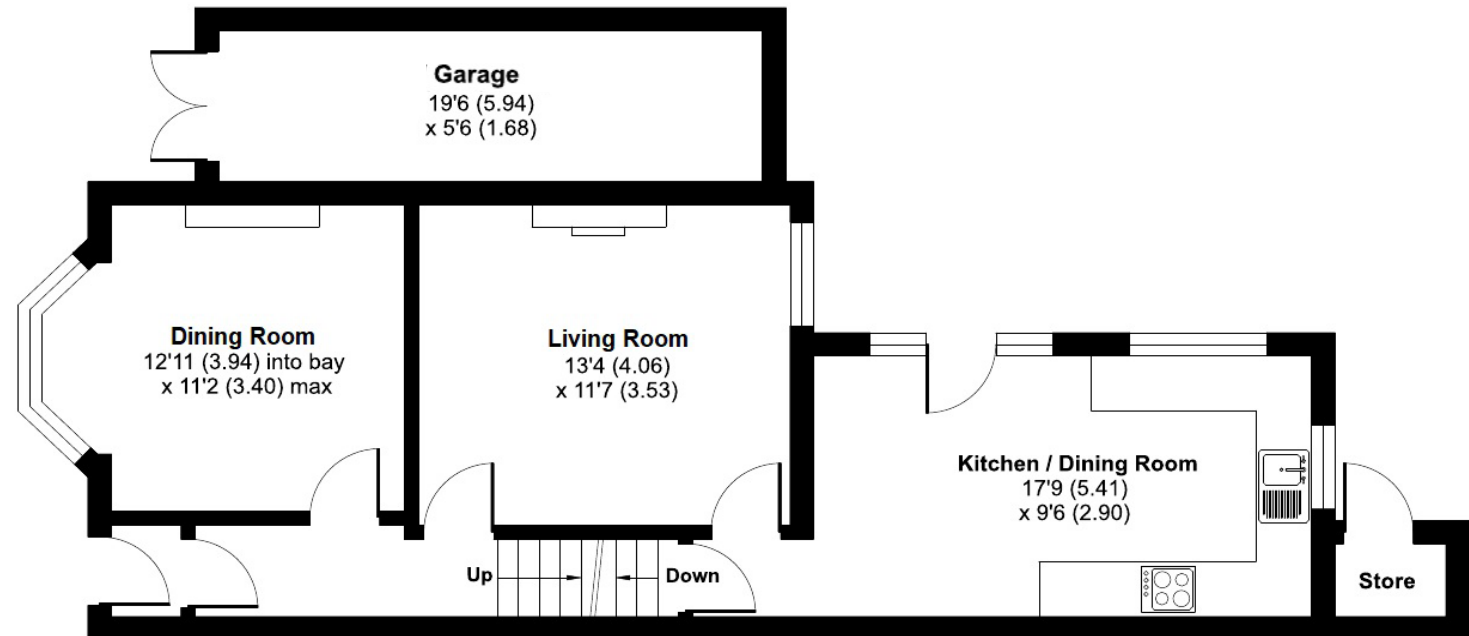
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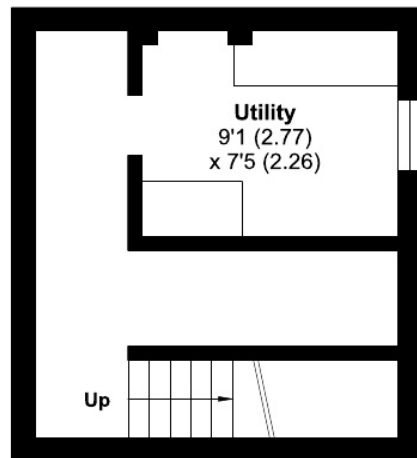
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



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.





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