



1 Shipways Yard

Worcester, WR5 2DL

Andrew Grant

1 Shipways Yard

London Road, Worcester, WR5 2DL

2 Bedrooms 1 Bathroom 1 Reception Room

A beautifully presented detached home, just moments from Worcester City Centre.

- This charming detached family home is ideally situated in the heart of Worcester, offering convenient access to local amenities, schools and transportation links.
- The large living room is a standout feature, designed to maximize comfort and functionality. With ample space for both relaxation and entertaining.
- The property boasts two bright and spacious bedrooms, offering comfortable living spaces for family members or guests.
- Enjoy outdoor living with the home's private patio, perfect for al fresco dining, gardening, or simply unwinding in a secluded space.
- The inclusion of a private parking space adds value and convenience.

649 sq ft (60.3sq m)





The kitchen

Functional yet stylish, this kitchen offers sleek white cabinetry, ample solid wood counter space, contemporary metro tiling and a double porcelain sink. A large window fills this open kitchen and dining space with natural light and welcomes you into the property.





The living room

This inviting living room features double glass doors that open onto a private patio, flooding the space with natural light and providing seamless indoor-outdoor living. The layout is spacious and well-designed, offering ample room for relaxation and entertainment.



The primary bedroom

As you ascend the staircase, the primary double bedroom is a spacious and well-lit retreat, featuring a large window that floods the room with light and looks over the patio. The generous layout comfortably accommodates a large bed and ample storage solutions.



The second bedroom

This spacious second bedroom features multiple windows that allow natural light to fill the room. The layout is practical and versatile, providing plenty of space for various uses and configurations.



The bathroom

Nestled between the two bedrooms, the family bathroom features a bath with a shower, WC and vanity basin with storage. The room is completed with contemporary tiling and a Velux window ensures the space is light.



The patio

Accessed through double doors from the living room and a side gate, the private patio is an ideal space to enjoy the outdoors in a secluded setting. Featuring ample space for seating and dining, and enhanced by greenery and decorative trellises.

Location

London Road in Worcester is a vibrant and well-connected area, offering a variety of local amenities to its residents. The vicinity boasts a range of shops, cafes and restaurants, catering to everyday needs and providing a lively social scene. Additionally, there are several supermarkets, fitness centres and parks within a short distance.

This area is exceptionally well-served by transport links, making it an ideal location for commuters. There is easy access to major road networks, including the M5 motorway, facilitating swift travel to nearby cities and towns. Public transport options are also abundant, with regular bus services running through the area and Worcester's main railway stations, Worcester Foregate Street and Worcester Shrub Hill, offering direct trains to Birmingham, London and other key destinations.

The surrounding area is characterised by a mix of residential and commercial properties, creating a diverse and dynamic community. The nearby River Severn and its picturesque riverside walks offer a tranquil escape from the urban bustle. The proximity to Worcester city centre means residents can enjoy the benefits of city living while still having the comfort of a suburban environment.

Services

This property benefits from mains gas, electricity, water and drainage.

Council Tax

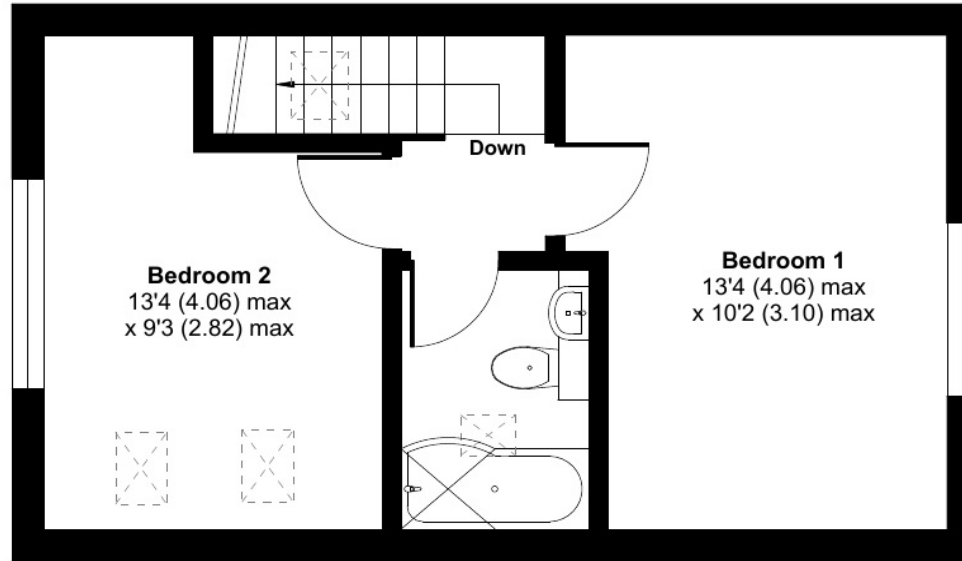
The Council Tax banding for this property is **Band C**



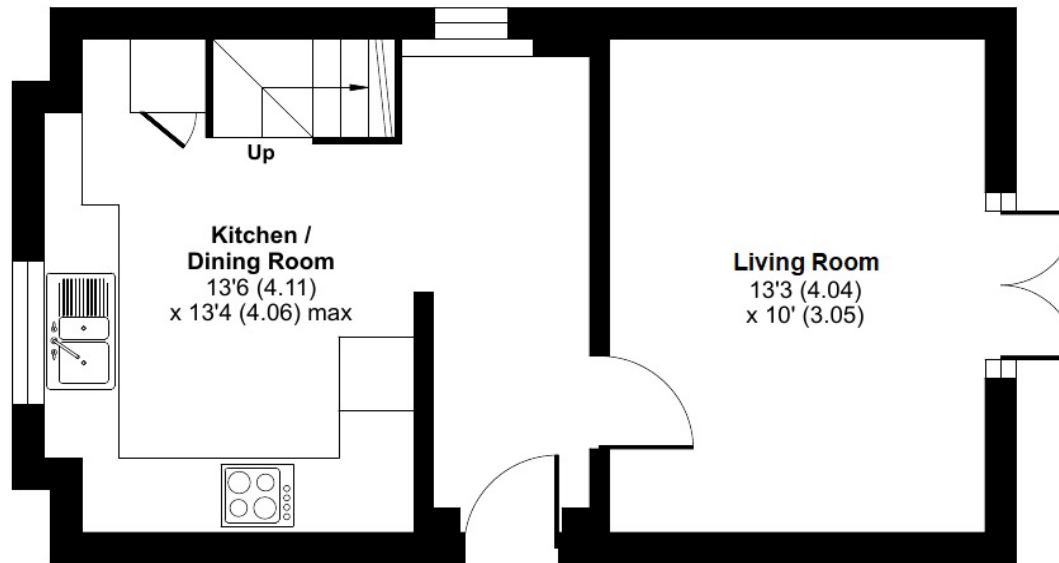
London Road, Worcester, WR5

Approximate Area = 649 sq ft / 60.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 90 B |
| 69-80 | C | 76 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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