



3 Loves Grove
Worcester WR1 3BU

Andrew Grant

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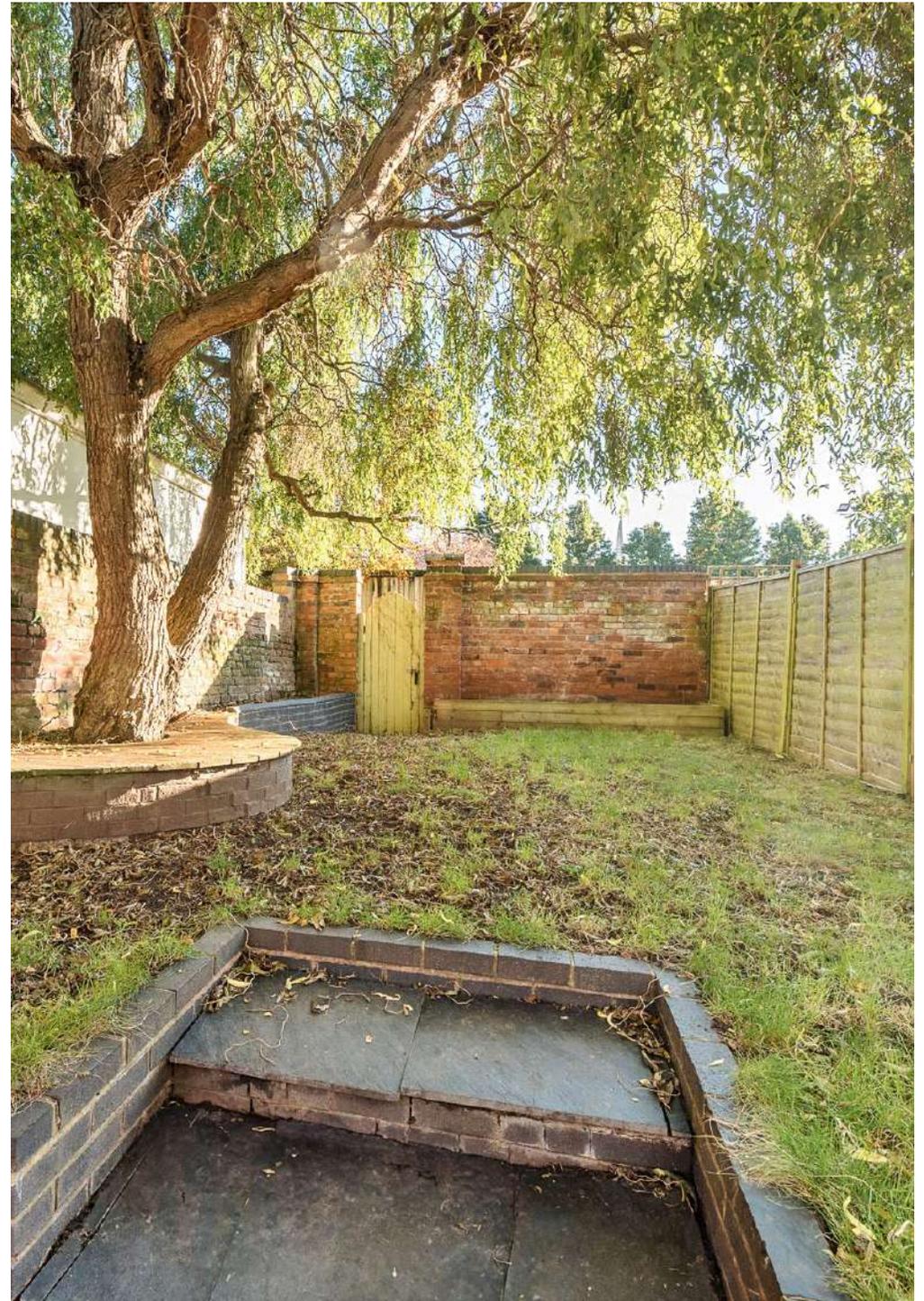
4 Bedrooms 2 Bathrooms 1 Reception Room

This charming Victorian home exudes timeless character and offers spacious, versatile accommodation spread over three storeys, all in a highly convenient location in Worcester City Centre. The property boasts a quaint garden and patio area, providing a tranquil outdoor space. Additionally, the outbuildings present an exciting opportunity for conversion or extension, allowing you to tailor the home to your own needs and style, making it your own.

Key features

- A spacious three-storey Victorian home, ideal for family living.
- A spacious entrance hallway which exudes period features and provides access to the kitchen, reception room and cellar, perfect for entertaining and family gatherings.
- Four generously sized bedrooms, providing comfort and flexibility across two floors.
- A quaint patio and garden area which also includes several outbuildings with scope for conversion or extension.
- A block-paved frontage allowing off-road parking for one car.
- A desirable City Centre location within Worcester, with transport links, schools and amenities just a short stroll away.

2088 sq ft (193.9 sq m)





The entrance hall

As you step inside the property, you are greeted by a spacious hallway adorned with period details, including coving and decorative mouldings on the architraves. A graceful wooden sweeping staircase leads to the first floor, while doors open to the reception room and kitchen. Additionally, a separate door reveals stairs descending to the cellar, adding both charm and practicality to this elegant entrance.



The kitchen

The kitchen features sleek high-gloss units with contrasting stone worktops and splashbacks, illuminated by recessed ceiling spotlights. Integrated appliances include a double oven, gas hob, extractor, microwave, fridge freezer and dishwasher. Tiled flooring complements the high ceilings, creating a spacious and airy feel.

A feature fireplace with a wooden surround adds character, while a pantry and a door to the rear garden complete the space. Below, a sizable cellar offers power, lighting, a radiator and a window to the front.



The reception room

The reception room is a warm and welcoming space bathed in natural light from the front-facing bay sash windows with elegant shutters, highlighting the high ceilings adorned with decorative coving. The ornate fireplace with a marble surround and hearth serves as a striking focal point, flanked by built-in shelving nestled within the chimney breast recesses creating a wonderful space to entertain.





Bedroom three

Mirroring the generous proportions of the ground floor, this expansive double bedroom is perfect for family living. Bedroom three features ample built-in wardrobes, a charming fireplace and a large front-facing sash window offering picturesque views. The room's spacious layout provides plenty of room for additional furniture, making it an ideal family bedroom.





Bedroom four

Overlooking the rear garden through a sash window, the fourth bedroom offers generous space and an inviting atmosphere. A charming fireplace adds character, making this spacious double bedroom both practical and appealing.



The shower room

Serving the first-floor bedrooms, the shower room boasts a sleek white suite, including a low-level WC and a washbasin atop a vanity unit. A spacious walk-in shower is complemented by tasteful tiling, while natural light streams in through an obscure-glazed sash window, creating a bright and airy space.



Bedroom one

Bedroom one is a generously sized room, comfortably accommodating two single beds, making it ideal for a family. The room features a built-in cupboard and a charming fireplace, while sash windows offer views of Worcester. This spacious layout enhances the room's versatility and appeal.



Bedroom two

Equally spacious, bedroom two completes the accommodation, featuring an ornate fireplace that adds character and a rear-facing sash window that enhances the room's overall appeal.



The bathroom

The well-equipped family bathroom features a modern white suite comprising a 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.



The garden

The rear garden is a delightful space to be enjoyed year-round, featuring a charming courtyard patio, perfect for alfresco dining. A few steps lead up to a well-maintained lawn, enclosed by a mix of walls and panelled fencing that offer both privacy and charm. With a side gate providing easy access to the front of the property, this garden seamlessly blends relaxation and functionality, making it a serene outdoor retreat throughout the year.





The outbuildings

Several brick-built structures in the garden offer potential for extension and conversion, subject to planning permission. The side shed, with a pitched roof, wooden flooring and brick chimney, is equipped with power, lighting and plumbing, making it ideal for storage or conversion into a home office or gym. Another brick shed, divided into three rooms, requires some updating. Both outbuildings present opportunities for significant ground floor expansion and, with appropriate consents, could be seamlessly integrated into the main residence.



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.

Services

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

Council Tax - Band D



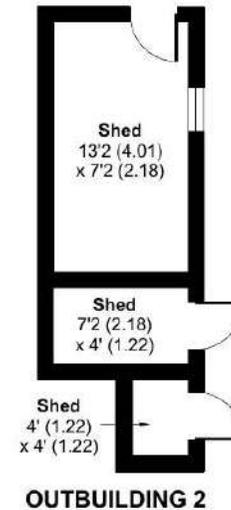
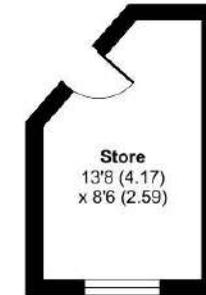
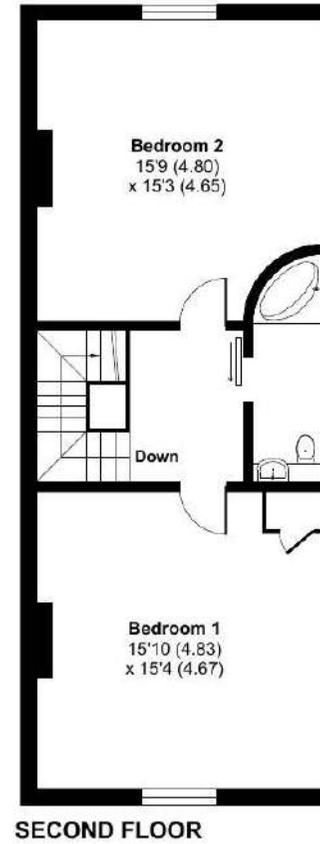
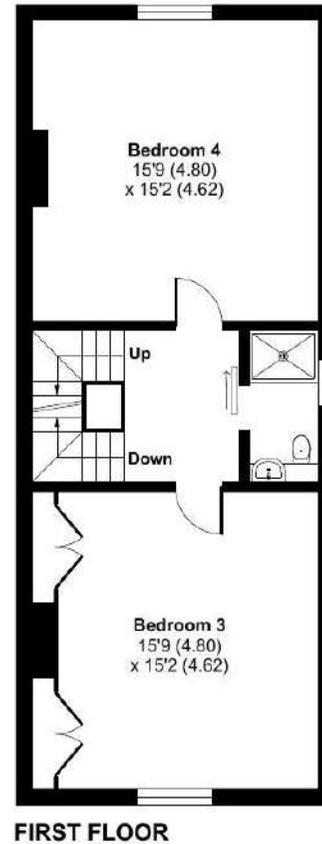
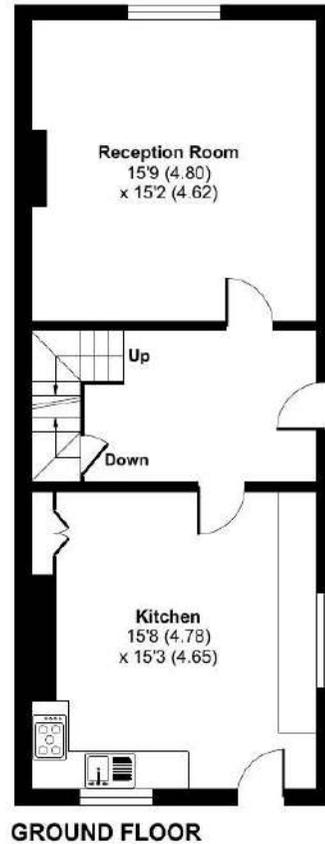
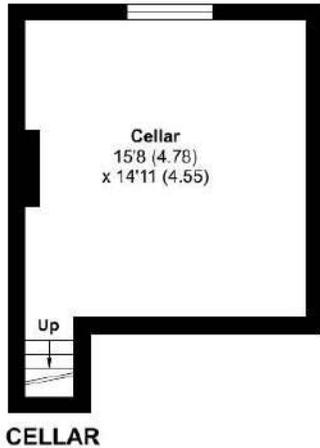
Loves Grove, Worcester, WR1

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



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

Illustration for identification purposed only, measurements are approximate, not to scale.



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Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com