



3 Drapers Close
Worcester, WR4 9XU

Andrew Grant

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4 Bedrooms 2 Bathrooms 2 Reception rooms

An extended four-bedroom detached family home offering versatile living spaces.

- Four-bedroom detached home designed to suit modern family living.
- Generous living room with bay window, leading to a dining room and light-filled conservatory.
- Integrated appliances, pantry, and adjacent utility room for added convenience.
- Four well-proportioned rooms, including a primary suite with ensuite and built-in wardrobes.
- Landscaped rear garden with patio and lawn, perfect for relaxation and entertaining.
- Driveway, integral garage with internal access, and secure gated rear access.
- Convenient location close to a wide range of amenities and transport links.

1189 sq ft (110.4 sq m)





The living room

The living room is a bright and spacious area with a large bay window that lets in plenty of natural light. Double doors at the rear provide access to the dining room, creating a practical and connected layout. A feature fireplace adds a focal point to the room.





The kitchen

The well-appointed kitchen is equipped with a range of wall and base units, integrated appliances including a double oven and hob, and a tiled floor for durability. A pantry cupboard offers additional storage, while a rear-facing window overlooks the conservatory. Direct access to the utility room and garage adds to its functionality.



The conservatory

The conservatory is a generous size, offering a versatile space that can be used as a variety of different uses. Its large windows and garden views create a bright and relaxing atmosphere, while French doors open onto the rear garden, seamlessly connecting indoor and outdoor spaces.





The primary bedroom and en suite

The primary bedroom is a spacious double room, featuring a front-facing window that allows for plenty of natural light, built-in wardrobes for convenient storage, and access to the loft. It benefits from a private ensuite bathroom, which includes a bath, a separate shower cubicle, a washbasin, and a WC, all complemented by tiled splashbacks and a privacy window for added comfort.





Bedroom two

Bedroom two is a well-proportioned double room with a large front-facing window that provides ample natural light and overlooks the front of the property. It offers excellent storage solutions, including a double mirrored sliding wardrobe and built-in cupboard space, ensuring practicality and convenience.





Bedroom three and four

Bedroom three is a versatile single room with a front-facing window, making it ideal as a guest room or an excellent home office. Bedroom four, located at the rear of the property, is a comfortable double room featuring a built-in wardrobe and an additional storage cupboard, with lovely views overlooking the garden.





The bathroom

The family bathroom includes a bath with shower over, washbasin, and WC. Tiled surrounds and a privacy window complete the space.



The garden

The landscaped rear garden offers a blend of functionality and charm, with a patio area for outdoor dining, a well-maintained lawn, and mature planting. Pathways lead to different areas of the garden, which is fully enclosed for privacy. A discreetly positioned garden shed provides additional storage.

Location

Situated in the historic and vibrant city of Worcester, this property benefits from a blend of modern amenities and rich heritage. Worcester offers a range of shops, restaurants, and leisure facilities, complemented by excellent educational institutions and two railway stations providing direct links to Birmingham, London, and beyond. The nearby M5 motorway ensures convenient access to the Midlands and South West, making this an ideal location for families and professionals alike.

Services

The property benefits from mains gas, water, electricity and drainage. Broadband is also available.

Council Tax

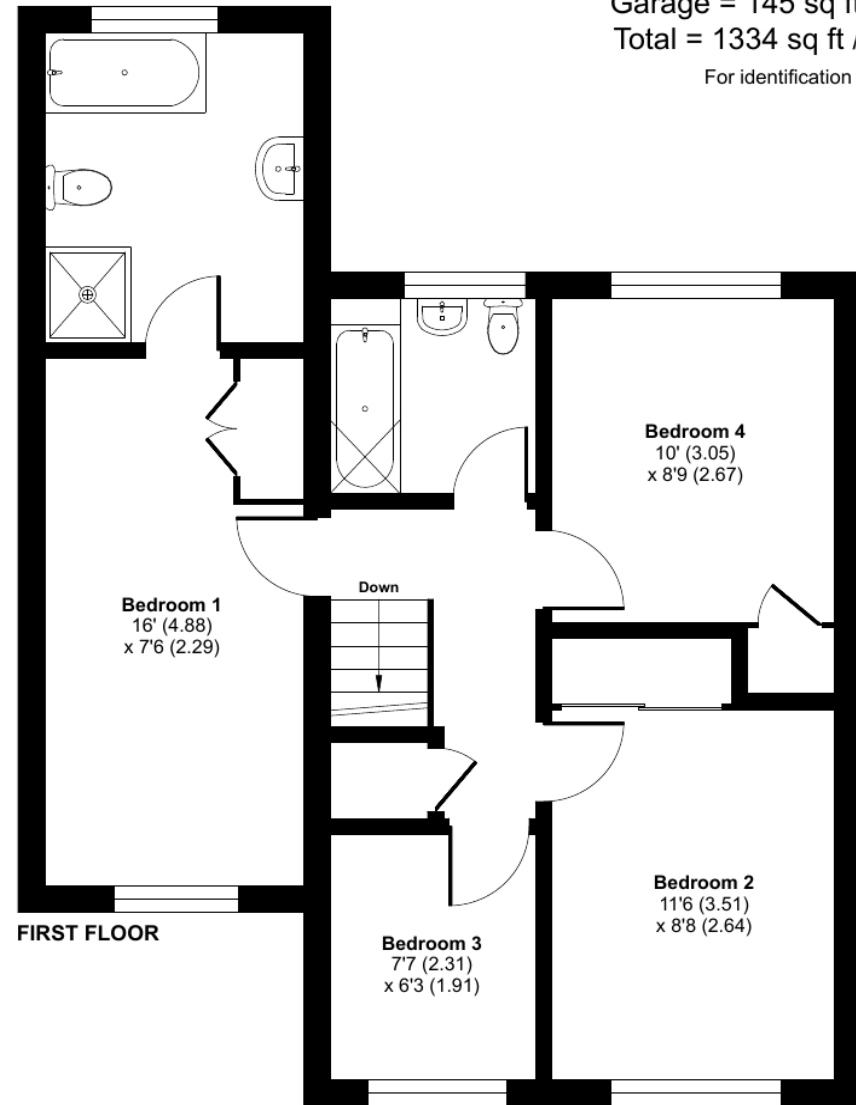
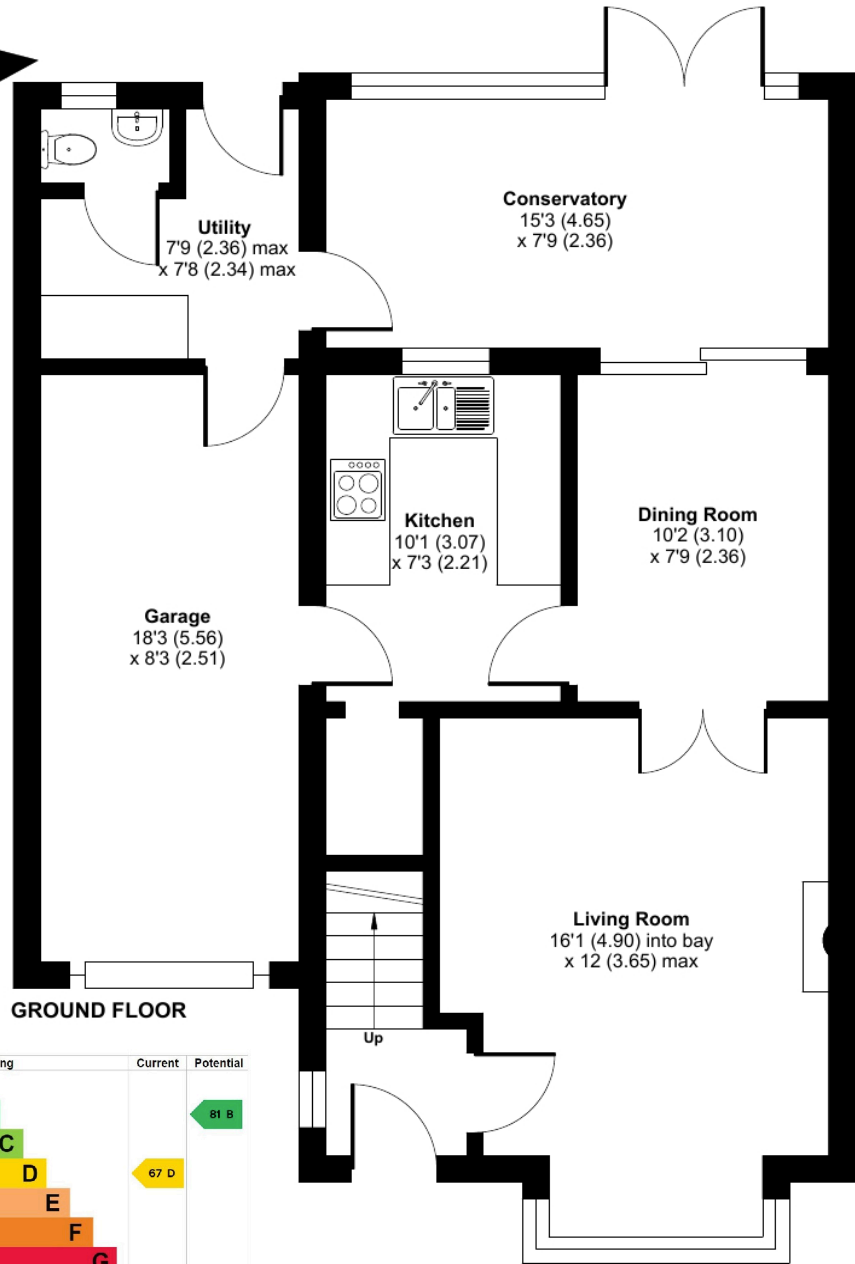
The Council Tax banding for this property is **Band D**



Drapers Close, Worcester, WR4

Approximate Area = 1189 sq ft / 110.4 sq m
 Garage = 145 sq ft / 13.4 sq m
 Total = 1334 sq ft / 123.8 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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.



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