



18 Kiln Crescent
Worcester, WR3 8BT

Andrew Grant

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2 Bedrooms 1 Bathroom 1 Reception Room

A modern two-bedroom end-of-terrace home, perfectly suited for first-time buyers or small families, located in a popular residential area.

- A contemporary and well-maintained two-bedroom end-of-terrace home perfect for first time buyers.
- Spacious and bright living room with French doors and garden views.
- Stylish and fully fitted modern kitchen.
- Downstairs cloakroom for added practicality.
- Private, low-maintenance rear garden with patio.
- A large, paved driveway for convenient off-road parking.
- Well-situated close to transport links, schools, and local amenities.

624 sq ft (58 sq m)





The living room

The living room is bright and spacious, with French doors that create a seamless connection between indoor and outdoor spaces. This makes it an ideal space for entertaining or enjoying the garden from the comfort of your home.





The kitchen

This modern kitchen features white cabinets, an integrated oven, half size dishwasher, hob and extractor fan, with a window allowing in plenty of light. A window overlooks the front of the property and fills the room with natural light making it bright, inviting and functional space for daily use.





The primary bedroom

The generously sized primary bedroom is bright and airy, featuring two large windows that offer green views of the rear aspect. The room benefits from built-in wardrobe space, providing ample storage while keeping the space uncluttered. With neutral décor and a well-proportioned layout, this bedroom offers a comfortable and relaxing retreat.





The second bedroom

The second bedroom is versatile and bright with two windows overlooking the front of the property, it is ideal for use as a guest room, office or children's room.





The bathroom

The modern bathroom is finished to a high standard, featuring a full-sized bathtub with an overhead shower. The suite includes a pedestal sink and WC, along with a chrome heated towel rail. A frosted window allows natural light in while maintaining privacy, making this a stylish yet functional space.



The garden

The generous rear garden is a key highlight of the property, offering a fantastic outdoor space for relaxation, entertaining, or family activities. A patio provides a great space for outdoor dining, while the lawn offers an area for children or pets to enjoy. The garden is fully enclosed with fencing for added privacy and security, making it an ideal extension of the home.

Location

Located on Kiln Crescent in Worcester, this property is conveniently positioned approximately a 20-minute walk or an 8-minute drive from Worcester city centre. The area offers excellent access to local schools, shops, and parks, making it ideal for families and professionals alike. With the M5 motorway nearby, commuting is straightforward, and Worcester Foregate Street train station provides direct links to Birmingham and beyond. There are also nearby green spaces for leisure, as well as a variety of restaurants and cafes in the city centre.

Agent note

All white goods, carpets, flooring, curtains, rails, blinds, light fittings and the garden storage unit will be included in the sale.

Services

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

Council Tax

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



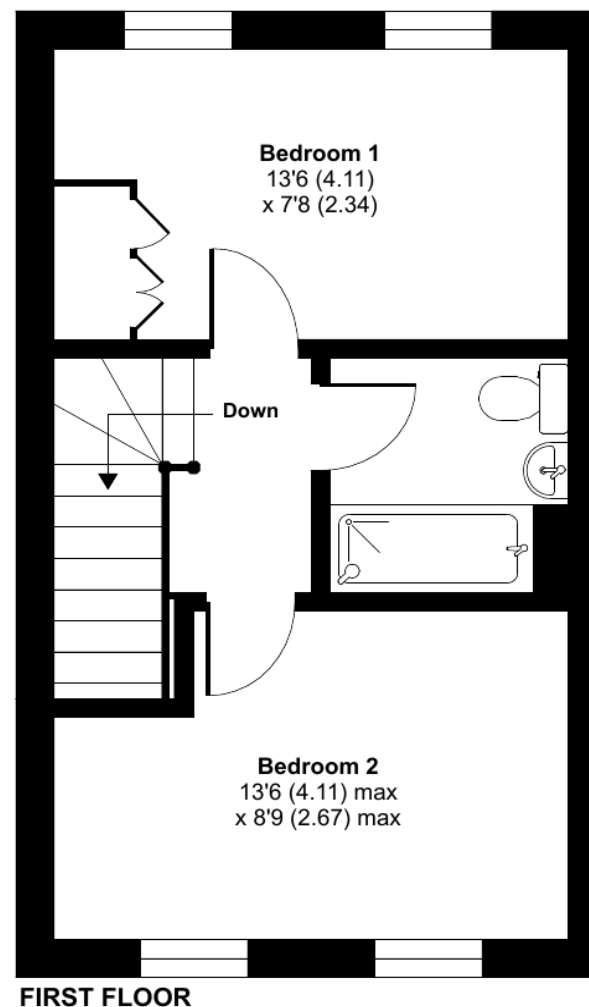
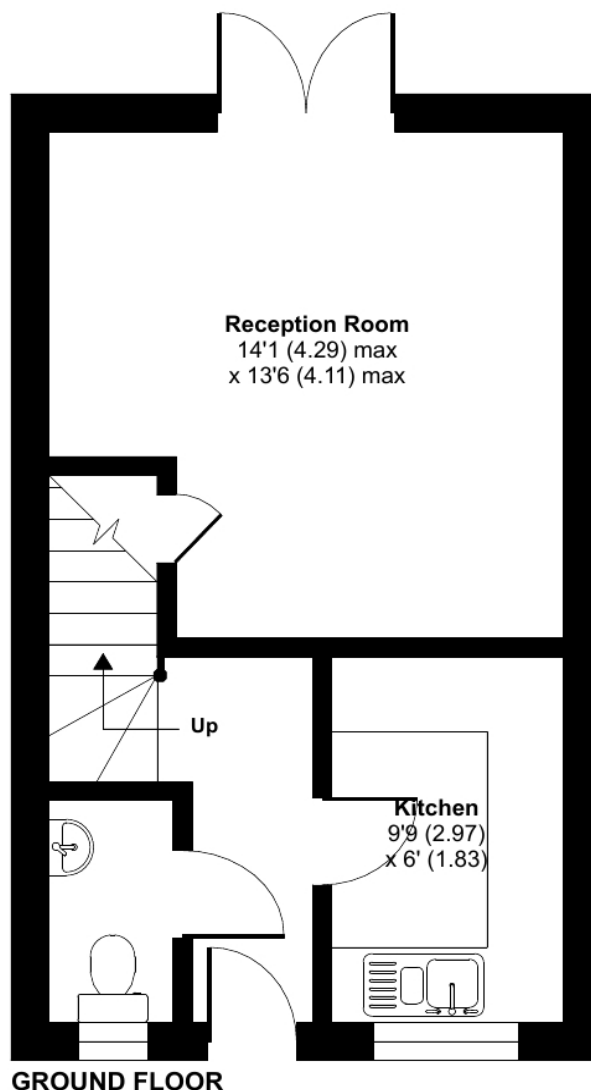
Kiln Crescent, Worcester, WR3

Approximate Area = 624 sq ft / 58 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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