



78 Bromyard Road
Worcester WR2 5DA

Andrew Grant

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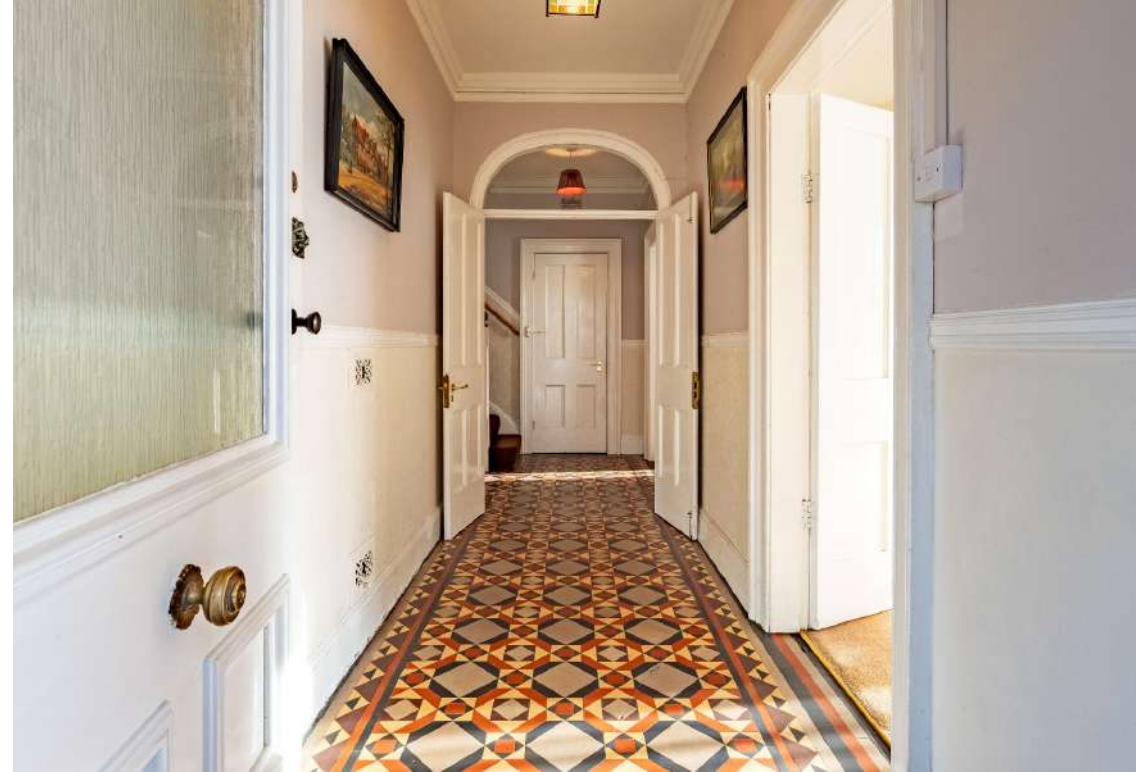
Worcester WR2 5DA

4 Bedrooms 2 Bathrooms 2 Reception Rooms

A charming four-bedroom period property located in the popular village of St. Johns, just a 2-minute walk to shops and amenities and only 1 mile from the City Centre. This double-fronted home features an expansive living and dining room flooded with natural light, an abundance of period features, sizeable cellars with potential for conversion and an impressive office extension.

- Double-fronted Victorian property with an abundance of period features.
- Located in the popular village of St. Johns just a short walk to shops and amenities.
- Available with no onwads chain.
- Over 3000 sq ft of living accommodation.
- Spacious lounge and dining room with bay windows.
- Large office/studio extension.
- Previously operated as a business.
- Secluded rear patio with pergola and covered walkway.
- Expansive cellars with potential for conversion.
- Off-street parking for three vehicles.

3,094 sq ft (287.4 sq m)





The living room

The inviting living room is bathed in natural light, thanks to a large bay window overlooking the front of the property. At its heart, a built-in fireplace with original marble surround adds warmth and character, creating a cosy atmosphere, as well as seamless access through an archway to the dining room.





The dining area

The dining room is a generously sized and elegant space, ideal for formal gatherings and dinners. A large bay window fills the room with natural light, while a charming white marble fireplace provides warmth and ambiance, making it perfect for cosy evening as well.





The kitchen

The kitchen benefits from an abundance of cupboard space, with units finished in traditional oak, as well as granite countertops with tiled splash backs, an electric hob and a Belfast sink for culinary endeavors.



The breakfast room

Adjacent to the kitchen, the breakfast room provides an additional seating area for family meals. The area benefits from built-in shelving and original pantry cupboards, as well as a Falcon oven and hob with extractor fan above, creating another space within the home to cook and eat.



The boot room

Along the hallway is a well-appointed utility space and boot room, filled with natural light and offering direct access to the garden and patio. The room includes plumbing for a washing machine and tumble dryer, ensuring convenience for daily tasks. Additionally, a cloakroom WC is thoughtfully integrated into the space, making it a highly functional and practical area for everyday homeowner needs.





The Office

At the rear of the property lies an expansive reception room, currently serving as an office. Featuring stone flooring and triple-aspect windows that flood the space with natural light, this versatile room offers endless possibilities and enhances the overall appeal and flexibility of this spacious family home.



The cellar

Located on the lower ground floor, a spacious cellar offers multiple versatile areas, including a charming and original wine cellar. The largest area benefits from natural light and offers potential for use as a games room, office or for further conversion





The landing

Ascending the staircase from the hallway, you are greeted by a spacious galleried landing that provides access to all four bedrooms and the shower room, offering a sense of openness and flow throughout the upper floor.





Bedroom one

Bedroom one is a spacious double room with views overlooking the front of the property. The space benefits from dual aspect windows which flood the space with natural light, as well as a convenient en suite providing ultimate privacy.



Bedroom one en suite

Bedroom one also benefits from a well-appointed en suite. The room features a free-standing rolltop bath and a washbasin to ensure ultimate privacy and functionality.



Bedroom two

Bedroom two is another well-sized double room overlooking the front of the property. The space benefits from built-in shelving units for personal belongings, as well as a fireplace set within a stone mantle, which highlights the timeless character and charm of this property.



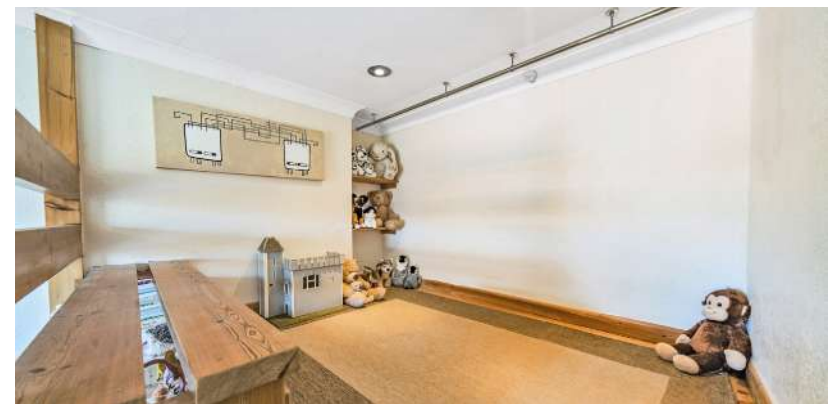
Bedrooms three

Completing the accommodation are bedrooms three and four. Bedroom three is another generously sized double room which benefits from a built-in cupboard unit and a washbasin.



Bedroom four

Bedroom four is a unique room designed across two levels. The mezzanine area above offers the perfect spot for a playroom or additional storage, while the lower level comfortably accommodates a single bed, making it an ideal children's bedroom or nursery.





The shower room

Situated between bedroom two and four, the tiled shower room is equipped with a walk-in shower cubicle with a built-in seat, a Victorian WC and a washbasin offering both comfort and practicality.



The garden

The rear garden offers a spacious patio area, beautifully adorned with wisteria, creating a tranquil and private oasis. The patio leads to a generously sized off-street parking area, conveniently located opposite the office, making the space versatile for both leisure and practicality. Additionally, a rear door provides easy access to the garden from the side of the property, enhancing the overall functionality and convenience of the outdoor area.



Location

St Johns, located on the west side of Worcester, is a well-connected suburb known for its convenient access to both city amenities and the countryside. The area offers a wide range of local amenities, including a variety of shops, supermarkets, independent cafés and popular pubs. Cripplegate Park and Pitmaston Park are nearby, providing green spaces for leisure and recreation. For fitness enthusiasts, there is a local sports centre offering various activities.

St Johns is home to several well-regarded schools, including Pitmaston Primary School, Our Lady Queen of Peace Catholic Primary and the respected Christopher Whitehead Language College. Worcester also boasts excellent independent schools like King's School Worcester and Royal Grammar School, both within easy reach.

Transport links in St Johns are excellent, with regular bus services to Worcester city centre and surrounding areas. Worcester's two train stations, provide direct services to Birmingham, London and other major cities. The suburb also benefits from convenient road links to the M5 motorway, making it an ideal location for commuters.

Services

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

Council Tax

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

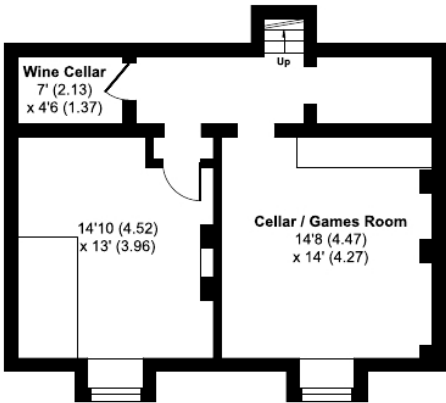
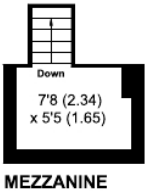
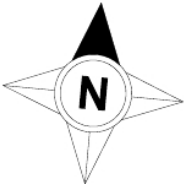


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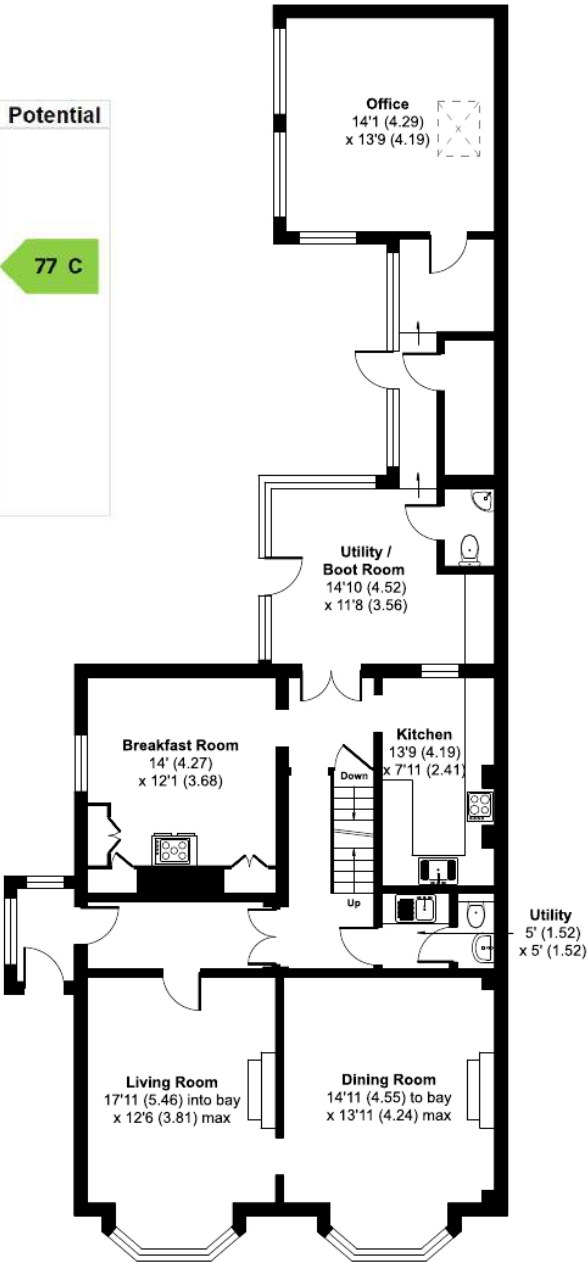
Approximate Area = 3094 sq ft / 287.4 sq m

For identification only - Not to scale

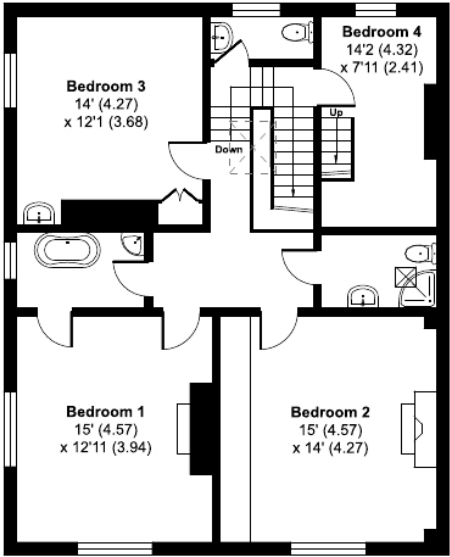
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



LOWER GROUND FLOOR



GROUND FLOOR



FIRST 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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