



30 Purleigh Avenue
Worcester WR4 0DX

Andrew Grant

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2 Bedrooms 1 Bathroom 1 Reception Room

A well-presented two-bedroom terrace featuring generous living areas and convenient off-road parking, with easy access to local amenities.

- A delightful two-bedroom terrace property with convenient off-road parking with ample space for one car.
- Spacious living/dining area with spiral staircase and modern kitchen with a practical layout and garden access.
- Private, lawned rear garden with paved patio area perfect for relaxation.
- Located in a popular area of Worcester with easy access to amenities.

This delightful two-bedroom terrace in Worcester features a spacious living/dining area with a unique spiral staircase and a modern kitchen with direct garden access. The principal bedroom includes built-in wardrobes, while the second bedroom offers flexibility as a guest room or home office. The stylish bathroom is finished with contemporary tiling and a practical white suite. A lawned rear garden with patio provides a private outdoor retreat, and off-road parking at the front adds convenience. Located close to Worcester city centre with easy access to local amenities.

658 sq ft (61.1 sq m)





The living/dining area

The spacious living and dining area provides a versatile and inviting space for relaxation and hosting guests. Featuring a spiral staircase leading to the upper floor, this room benefits from natural light, with room for both a seating arrangement and dining table, it creates the perfect setting for everyday living.





The kitchen

The modern kitchen is fitted with a range of sleek cabinets and a practical layout that maximises space and usability. Equipped with ample counter-top space and a tiled back-splash, it offers functionality alongside contemporary style. A large window allows for natural light to flow in, while a door provides direct access to the garden, ideal for outdoor dining and entertaining.





The principal bedroom

This generously sized double bedroom offers a tranquil retreat, complete with a large window that fills the space with natural light. Thoughtfully designed built-in wardrobes provide ample storage, making it an ideal space to unwind.



Bedroom two

The second bedroom is a versatile space, perfect as a guest room or home office. Built-in wardrobes enhance the room's practicality, while the large window ensures the space remains bright and welcoming.



The family bathroom

The modern bathroom is finished to a high standard, featuring contemporary tiling and a white suite. It includes a bath with overhead shower, a pedestal sink and a low-level WC. A large mirror enhances the sense of space, while the practical design ensures comfort and convenience.



Rear garden

The private rear garden is an inviting outdoor space, designed for easy maintenance and year-round enjoyment. A paved patio area offers the perfect spot for al fresco dining, while the lawn provides additional space for relaxation or play.





The driveway

The property benefits from off-road parking at the front, providing a convenient and secure space for two vehicles. The driveway is well-maintained and easily accessible, adding further appeal to this charming home.

Location

Lyppard Hanford is a popular area located on the eastern edge of Worcester, offering a blend of suburban tranquillity and convenient access to the city's amenities.

The area benefits from a Doctors, Dentist, Hair Dressers, Royal Worcester Hospital and a convenient shopping area with a supermarket, pharmacy and several smaller shops, eateries and cafés. Worcester city centre, with its extensive shopping, dining and cultural offerings, is also just a short drive away.

The property is ideally located for commuters with easy access to the nearby M5 motorway. Worcester Shrub Hill and Worcester Foregate Street train stations offer regular services to Birmingham, London and Bristol, making rail travel convenient. Local bus routes also serve the area, providing regular connections to Worcester city centre and surrounding villages.

Services

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

Council Tax

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

Disclaimer

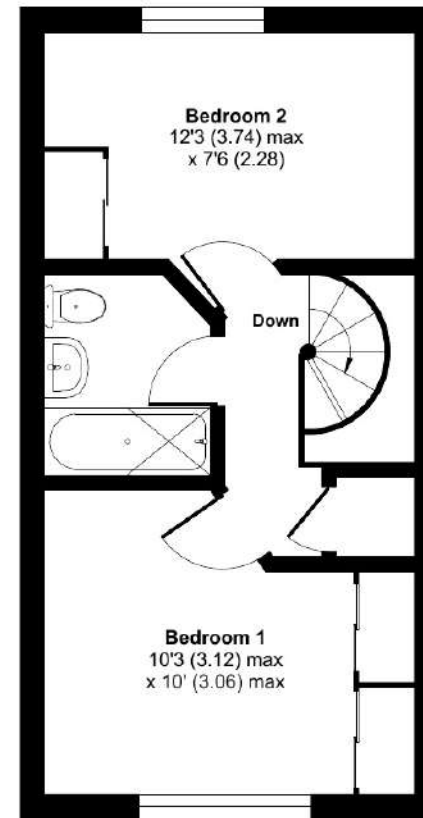
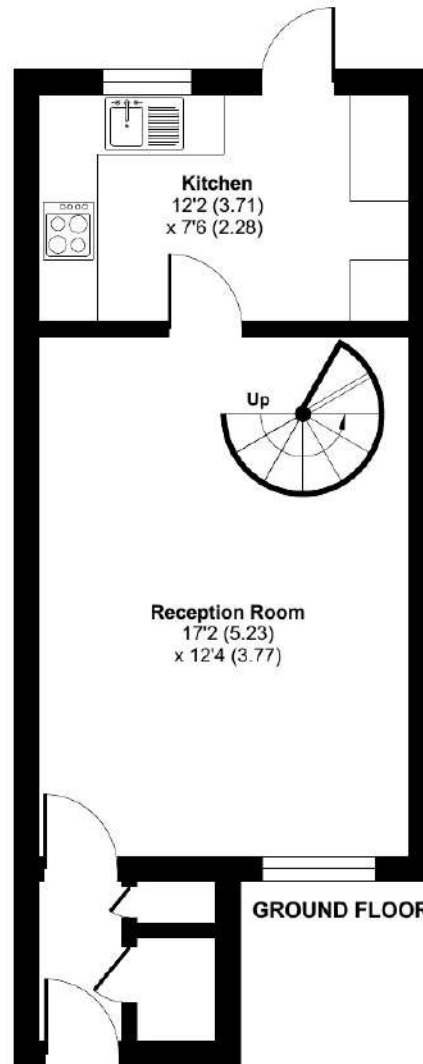
Please note that the vendor of this property is a relative of an employee of Andrew Grant.



Purleigh Avenue, Worcester, WR4

Approximate Area = 658 sq ft / 61.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Andrew Grant. REF: 1230782

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 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.



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