



173 Bilford Road
Worcester WR3 8P

Andrew Grant

173 Bilford Road

Worcester WR3 8P

3 Bedrooms 1 Bathroom 2 Reception Rooms

A renovation opportunity in Worcester, offering spacious interiors and a large garden. Ideal for those looking to modernise and add value...

- Generous garden with a patio, lawn, greenhouse, and summerhouse, offering scope for improvement.
- Well-proportioned living spaces, ready for reconfiguration and transformation.
- Wonderfully cosy summerhouse at the end of the garden.
- Integral garage with direct access to the house and a cloakroom.
- Private gated driveway providing ample parking.

905 sq ft (84 sq m)





The living room

A well-sized space with large sliding doors opening directly onto the garden, floods the room with light and creates a natural indoor-outdoor connection. With modernisation, this could become a stylish and inviting retreat.



The dining room

Another spacious reception room, the dining area features a bow window to the front. This well-lit space could be redesigned into a stylish setting for meals and gatherings.



The kitchen

While functional, the kitchen would benefit from a complete renovation. Knocked through into the living room, it could create a contemporary open-plan kitchen/living space.



The primary bedroom

The generously sized main bedroom has ample natural light and storage potential. Situated at the rear of the house, it enjoys lovely views of the garden.





Bedrooms two and three

Both additional bedrooms offer versatility and would benefit from modernisation. Ideal for use as a study, nursery or playroom.





The bathroom

The bathroom includes a walk-in bath, a sink and a W.C. With an update, it could be transformed into a stylish and functional family bathroom.



The garden

A standout feature of the property, the expansive garden includes a patio, lawn, greenhouse, and summerhouse. It offers great potential for landscaping and enhancement.



The summerhouse

The summerhouse sits at the end of the garden and offers a wonderfully cosy and relaxing place to relax away from the main living areas. It gets drenched in sun and has three walls of windows with blinds fitted.

Location

Situated in the well-regarded Worcester area, this home enjoys a convenient location with access to local amenities. Worcester city centre is within easy reach, providing a variety of shops, dining and entertainment options. The area is home to good schools, making it a practical choice for families. Transport links are reliable, with easy access to the M5 motorway and Worcester Foregate Street railway station, offering connections to Birmingham and London. Local bus services provide additional commuting options. Nearby parks and recreational facilities contribute to the area's appeal, offering opportunities for outdoor activities.

Services

This property benefits from mains gas, electric and water.

Council Tax

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

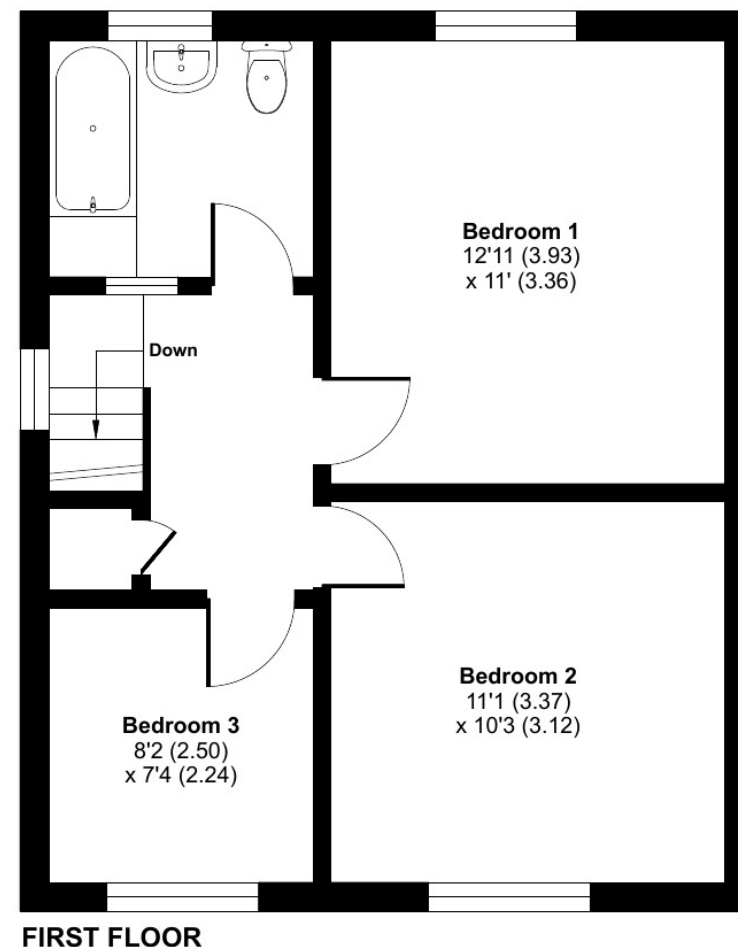
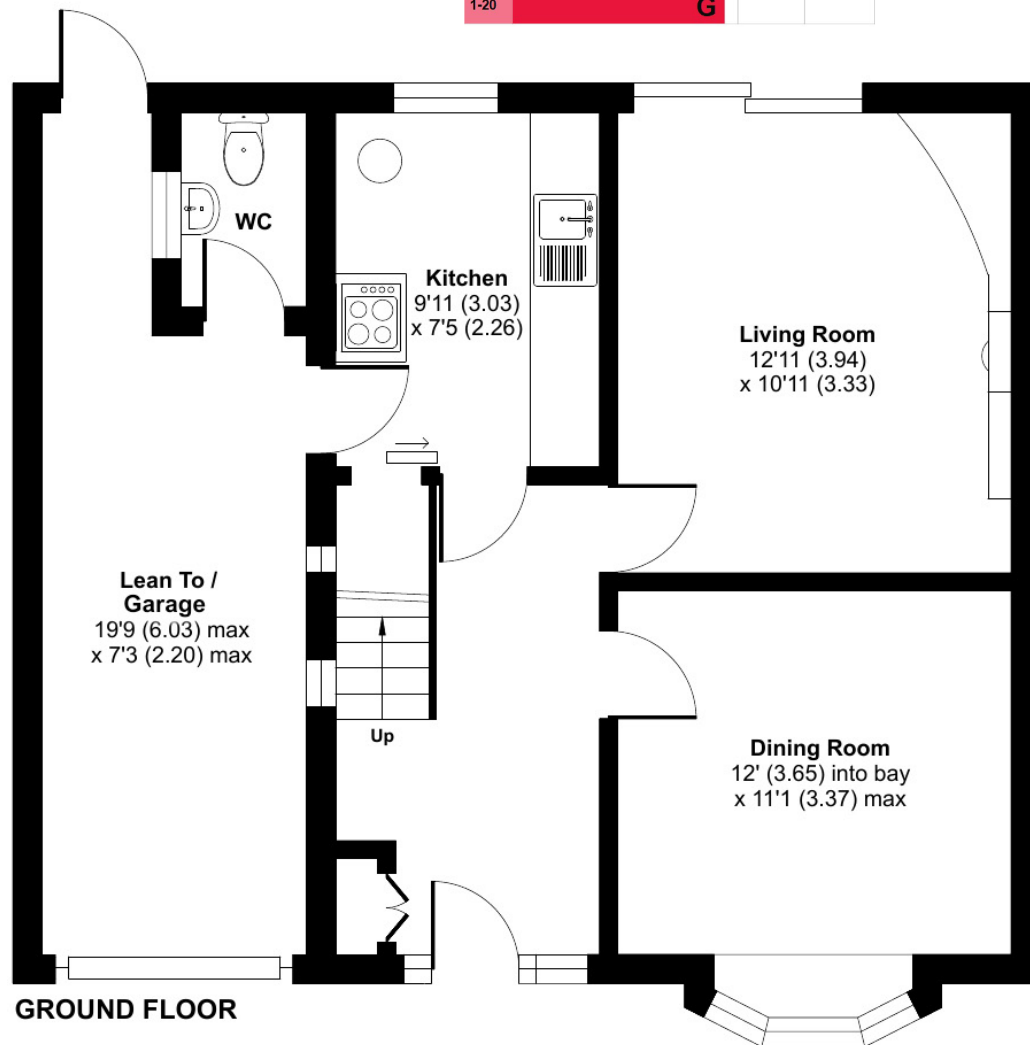
Bilford Road, Worcester, WR3

Approximate Area = 905 sq ft / 84 sq m (excludes lean to & carport)

Outbuilding = 19 sq ft / 1.7 sq m

Total = 924 sq ft / 85.7 sq m

For identification only - Not to scale



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.



Andrew Grant

T. 01905 734734 E. hello@andrewgrant.com

andrewgrant.com