



323 Ombersley Road
Worcester WR3 7BY

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

A charming detached home in need of modernisation, offering spacious interiors, period features and a generous garden, all in a sought-after location with excellent amenities.

- Detached three-bedroom property with period charm and great potential.
- Spacious living room with exposed beams and characterful fireplace.
- Bright kitchen with modern fittings and direct garden access.
- Large rear garden with mature trees, lawn and outbuilding.
- Driveway with ample parking for multiple cars.
- Garage to the side of the house with access from driveway or rear garden.

1061 sq ft (98.5 sq m)





The kitchen

This well-proportioned kitchen benefits from a practical layout, featuring modern green cabinetry and tiled splashbacks. The space is bright and airy, with windows allowing plenty of natural light. A door provides easy access to the rear garden, making it ideal for entertaining.





The dining room

The dining room offers a spacious and versatile space with a lovely bay window that floods the room with natural light. Although in need of refurbishment, the original wood flooring and generous proportions make it a fantastic opportunity for a formal dining area or additional living space. The room offers great potential for redecoration to suit a modern family's needs.





The living room

A charming and character-filled living space with exposed wooden beams, original moulded ivy cornicing and a stunning feature fireplace. This large reception room provides a cosy yet spacious atmosphere, perfect for family gatherings. French doors lead to the garden, allowing for seamless indoor-outdoor living. The room's size and character provide an excellent foundation for a stunning family living room.



The primary bedroom

The master bedroom is a spacious and light-filled retreat, featuring a large bay window and a built in wardrobe. The room offers plenty of scope for modernisation while maintaining its charming proportions. The neutral tones create a bright and welcoming feel, and with a little updating, this space could become a stylish and comfortable main bedroom.



Bedrooms two and three

A well-sized second bedroom with stripped wooden flooring and ample natural light. The walls require redecoration, but the space offers an excellent blank canvas for a bedroom or home office. With a window overlooking the garden, it is a bright and airy space with plenty of potential.

A cosy yet practical third bedroom could serve as a nursery, guest room, dressing room or office. With a little redecoration, it could be transformed into a charming and functional space.





The bathroom

The bathroom retains a retro charm with its pink suite, including a bath, sink and toilet. Tiled walls and a shower fixture add practicality, though the space would benefit from modernisation. A bright and well-proportioned room, it offers a great opportunity for renovation to create a contemporary bathroom.





The garden

A fantastic outdoor space with a generous lawn, mature trees and hedges for privacy. The garden provides ample room for children to play, gardening enthusiasts to cultivate, or for entertaining guests.

Location

Situated in the desirable WR3 area, this home benefits from a prime location with excellent local amenities. Nearby, you'll find well-regarded schools, like RGS The Grange and River School Worcester, making it ideal for families. The area boasts a selection of shops, cafes and restaurants, as well as convenient transport links for commuters. With easy access to Worcester city centre, major road networks and public transport, this location combines suburban tranquillity with urban convenience. Parks and green spaces are also within reach, perfect for outdoor lovers. With a mix of period charm and fantastic potential, this property is a wonderful opportunity for those looking to create their ideal home in a sought-after setting.

Services

This property benefits from mains gas, electric and water.

Council Tax

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Ombersley Road, Worcester, WR3

Approximate Area = 1061 sq ft / 98.5 sq m

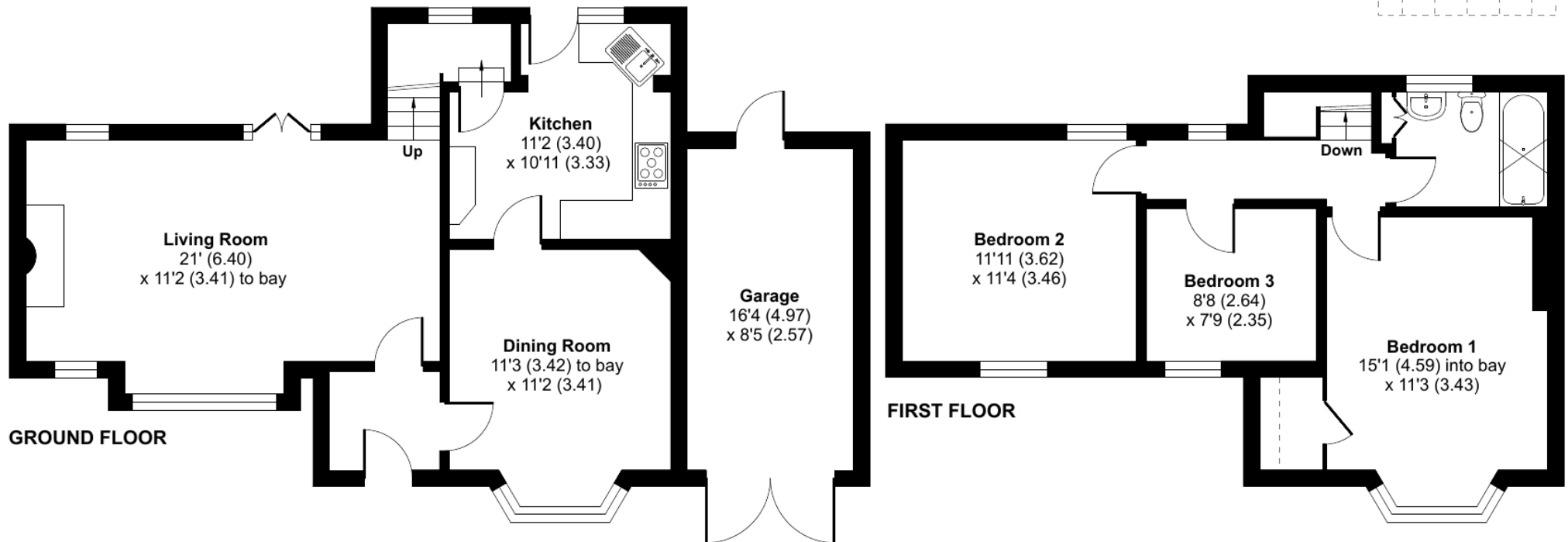
Limited Use Area(s) = 5 sq ft / 0.4 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1203 sq ft / 111.7 sq m

For identification only - Not to scale

Denotes restricted
head height



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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