



33 Rowley Hill Street

Worcester, WR2 5LN

Andrew Grant

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2 Bedrooms 1 Bathroom 2 Reception Rooms

Beautifully presented home combining spacious interiors, a modern kitchen and a private garden, set in a highly desirable part of St John's, Worcester.

- This well-proportioned home offers two double bedrooms, two reception rooms and a spacious layout ideal for comfortable everyday living.
- A sleek, updated kitchen leads into a bright and airy living area with direct access to the garden, creating a practical and sociable space.
- The upstairs bathroom is generously sized and featuring a separate walk-in shower alongside a curved bathtub.
- The rear garden is fully enclosed and low maintenance, with a paved patio for outdoor dining and a lawned area for relaxing or play.
- Located within walking distance of St John's shops, parks, schools and cafés, with great links to Worcester city centre and public transport.
- Retains original charm such as bay windows, fireplaces and cellar, while benefiting from thoughtful contemporary updates throughout the interior.

1175 sq ft (109.1 sq m)





The dining room

Positioned at the front of the property, the dining room benefits from a spacious bay window that fills the space with natural light. This room is ideal for family meals or entertaining, with ample room for a full dining table. Original features are retained, including a character fireplace, contributing to the charm of this period home.



The living area

Set at the rear with French doors opening onto the garden, the living room offers an inviting, open-plan layout that connects directly to the kitchen. It provides a central hub for modern living, with space for both seating and a casual dining or work area. The log-burning stove adds a warm, cosy touch for colder months.





The kitchen

This stylish kitchen has been thoughtfully designed with sleek cabinetry, a wooden worktop and integrated appliances. Featuring a gas hob, built-in oven, fridge, freezer and microwave, it offers both functionality and a modern finish. The layout flows seamlessly into the living area, enhancing the sense of space and light. A large window provides great lighting, while practical floor tiles make it easy to maintain.





Bedroom one

The primary bedroom is bright and spacious, with dual windows overlooking the front. It comfortably accommodates a double bed with additional space for wardrobes or storage. Neutral tones and a soft carpet create a relaxing environment, ideal for unwinding after a busy day.





Bedroom two

A generously sized second bedroom located at the rear, this space easily fits a double bed and features a deep blue accent wall. The room is well-proportioned with a window offering views over the garden and is suitable for use as a guest room or home office.





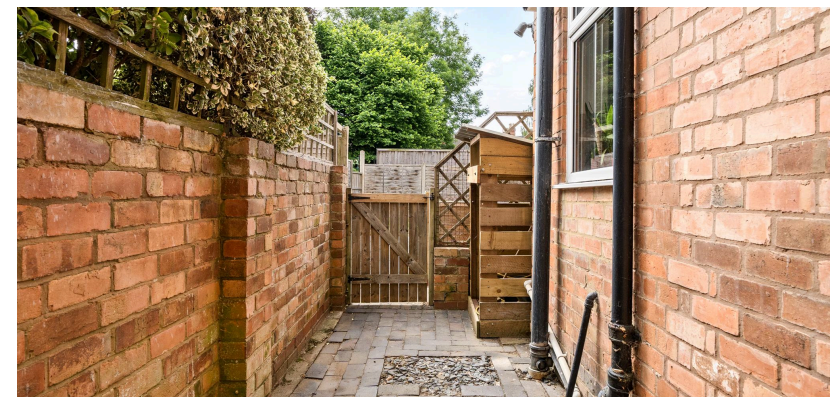
The bathroom

The bathroom offers both a walk-in shower and a separate curved bath. Fully tiled with contemporary finishes, it also includes a wash basin with under-sink storage and a low-level WC. A large frosted window brings in natural light while maintaining privacy, and the overall layout ensures comfort and practicality.



The garden

The private rear garden is a peaceful, low-maintenance outdoor space ideal for relaxing or entertaining. A paved patio provides the perfect spot for seating or alfresco dining, while the lawn area offers room for children to play or garden enthusiasts to personalise. Surrounded by fencing, it ensures privacy and security.



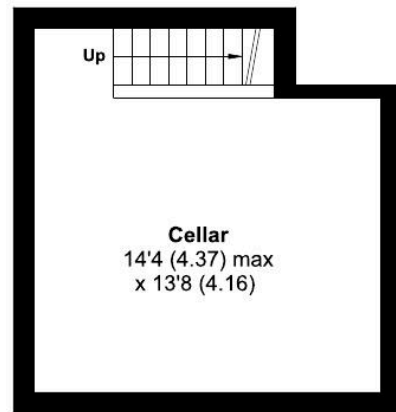
Rowley Hill Street, Worcester, WR2

Approximate Area = 1175 sq ft / 109.1 sq m

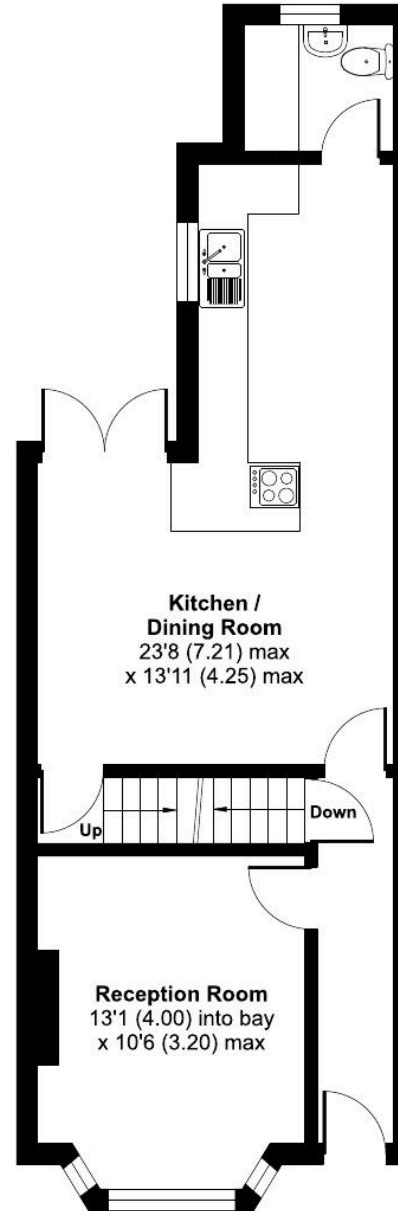
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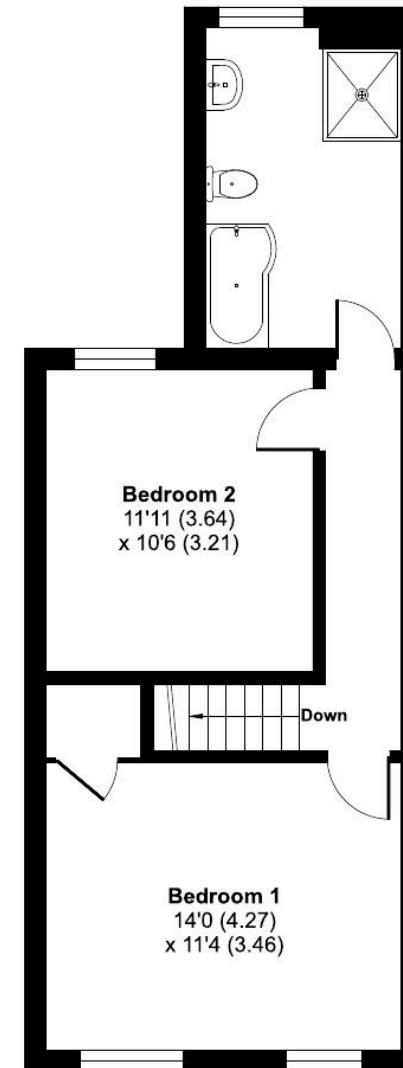
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	78 C
39-54	E		
21-38	F		
1-20	G		



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Location

Situated in the sought-after area of St John's in Worcester, WR2 5LN is known for its welcoming community and excellent amenities. A range of local shops, cafés, pubs and supermarkets are all within walking distance. The area also boasts good schools and green spaces, making it popular with families and professionals alike. Worcester city centre is a short distance away, offering further shopping, dining and cultural attractions.

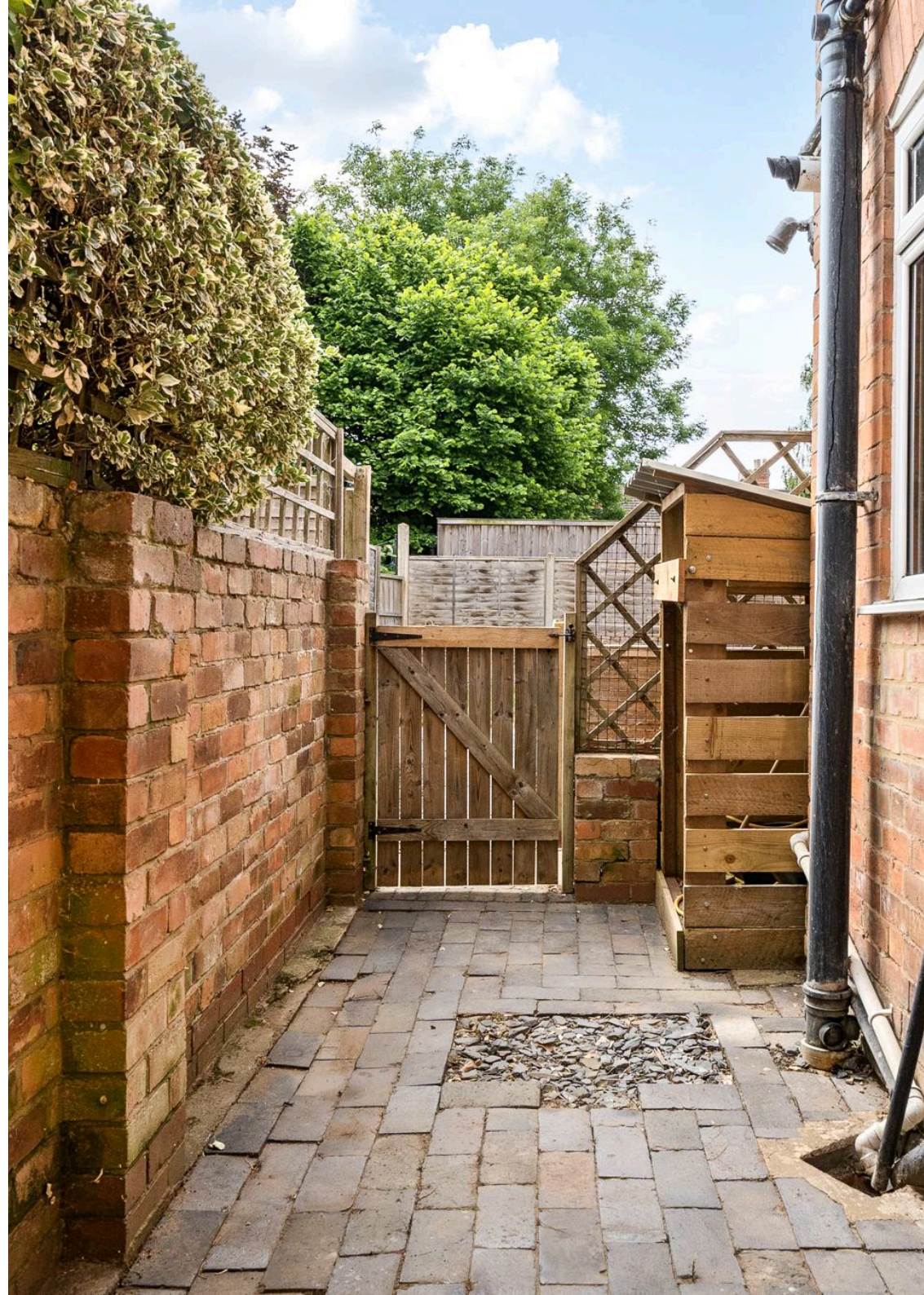
Transport links are convenient, with easy access to the A44 and A449, connecting to the M5 for routes to Birmingham and the South West. Worcester Foregate Street and Worcester Shrub Hill railway stations offer direct services to Birmingham, London and beyond, while local bus services provide frequent routes around the city.

Services

this property has access to full central heating, mains gas, electricity, water and sewage.

Council Tax

This property is council tax **band B**





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