



28 Humber Road

Worcester, WR5 1LX

Andrew Grant

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3 Bedrooms 2 Bathrooms 1 Reception Room

A well-presented three-bedroom semi-detached home in Worcester, offering modern living, a generous garden and driveway parking, with excellent access to local amenities.

- Three-bedroom semi-detached home with well-planned accommodation across two floors.
- Modern kitchen, spacious living room and convenient ground floor shower room.
- Attractive rear garden with lawn, patio, shed and seating area.
- Block-paved driveway providing ample off-road parking.
- Situated in Worcester with excellent amenities and transport links.

This three-bedroom semi-detached home offers a practical and well-balanced layout, ideal for modern family living. The ground floor includes a spacious living room with a rear-facing outlook, a modern fitted kitchen with dining space, a highly practical utility room and a contemporary shower room with WC. Upstairs there are three bedrooms, comprising a generous primary bedroom, a well-sized second bedroom and a versatile third bedroom, together with a family bathroom featuring a corner bath and shower above. The property benefits from a block-paved driveway at the front, providing parking for several vehicles, as well solar panels fitted to the front and rear. The garden is designed for both relaxation and practicality, with a patio, central lawn and a shed with covered seating area. Situated in a popular Worcester location, the home is within easy reach of shops, schools and leisure facilities.

952 sq ft (88.4 sq m)





The kitchen

The kitchen is a generous space designed to combine practicality with everyday dining. It features a comprehensive range of fitted units that provide excellent storage and worktop preparation areas, together with integrated appliances and a built-in oven and hob with extractor. A large window brings in plenty of natural light and frames the breakfast area, which has ample space for a family table.





The living room

The living room is a well-proportioned space designed for comfort and relaxation. A large window allows in natural light and provides a pleasant outlook to the rear, creating a bright and welcoming setting. The room is generously sized to accommodate family seating and is perfectly arranged for everyday living as well as entertaining.





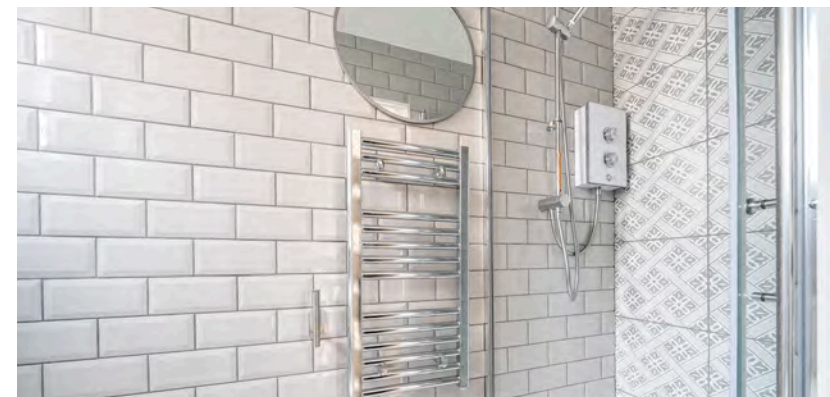
The utility

The utility room provides a highly practical addition to the ground floor, offering valuable extra storage and workspace. It is fitted with a run of units and work surfaces, incorporating a sink and drainer, together with space for laundry appliances. A window ensures the room is naturally bright while giving a pleasant outlook to the side of the property. Positioned with convenient access to both the kitchen and garden, this room is well placed to support family routines.



The shower room

The ground floor shower room is a modern and convenient feature of the home, designed with practicality in mind. It includes a fitted shower enclosure, WC and wash basin, all complemented by tiled walls and flooring for a smart finish. A chrome heated towel rail adds both function and style, ensuring the space is comfortable to use throughout the year. A window provides ventilation and natural light, enhancing the room's fresh and airy feel.





The primary bedroom

The primary bedroom is a spacious and comfortable retreat, positioned to take advantage of natural light from a large rear-facing window. The room offers generous proportions and built-in storage that allow for a full bedroom suite while still maintaining a sense of openness. Well positioned on the first floor, this bedroom provides a calm and private setting, making it a superb main sleeping area within the home that balances both everyday use and personal retreat.



The second bedroom

The second bedroom is a generously sized room that benefits from a large front-facing window, filling the space with natural light. Its proportions provide plenty of room for a double bed along with additional furniture, making it highly versatile for a range of uses. Whether required as a comfortable family bedroom or a guest room, this space offers flexibility to suit different needs.





The third bedroom

The third bedroom is a bright and welcoming space, enhanced by a window that overlooks the rear of the property. Its size makes it a versatile room, suitable for use as a child's bedroom, guest room or even a study if preferred. Positioned alongside the other bedrooms on the first floor, it contributes to a well-balanced arrangement that works well for families.



The bathroom

The bathroom is well designed to provide both comfort and practicality, featuring a corner bath with shower above, a wash basin and a WC. A frosted window allows in natural light while maintaining privacy, giving the room a bright and airy feel. The floor is finished with patterned tiles that add character, while the wall tiling ensures durability and easy maintenance.



The garden

The rear garden provides an attractive outdoor retreat, combining lawn and patio areas that are well suited to family life and entertaining. A paved terrace extends from the house, offering an ideal space for outdoor dining, while the lawn creates a safe and versatile area for children to play. Established planting and trees add greenery and a sense of privacy, enhancing the setting. At the far end of the garden, a shed and covered seating area provide useful storage and relaxation options.



The driveway

The property is approached over a block-paved driveway that provides off-road parking directly to the front of the home. Offering space for multiple vehicles, it ensures excellent practicality for family living. There is side access through a covered lean-to leading to the garden and solar panels are fitted to the roof, adding an energy-efficient feature that enhances the home's appeal.

Location

This property is located in Worcester, a historic cathedral city that combines charm with excellent modern facilities. The area offers a wide range of amenities, including shops, supermarkets, leisure centres and healthcare services, all within easy reach. Worcester's vibrant city centre provides a mix of high street and independent retailers, cafés, restaurants and cultural attractions, making it a lively and convenient place to live.

Families are well served by a selection of highly regarded schools at both primary and secondary level, together with colleges and the University of Worcester. The education provision in the area is one of the reasons Worcester remains a popular choice for families seeking both quality and convenience.

Transport links are excellent, with the city having two railway stations, Worcester Foregate Street and Worcester Shrub Hill, providing regular services to Birmingham, Hereford, Cheltenham and London Paddington. The nearby M5 motorway gives swift access to the wider road network, connecting to Birmingham, Bristol and beyond. For those needing to travel further afield, Birmingham Airport is within easy reach.

Services

The property benefits from mains gas, electricity, water and drainage. Broadband is available and the home is enhanced by a private electric solar system, capable of producing over 6,000 kWh per annum, offering significant energy efficiency and cost-saving potential.

Council Tax

The Council Tax for this property is Band B



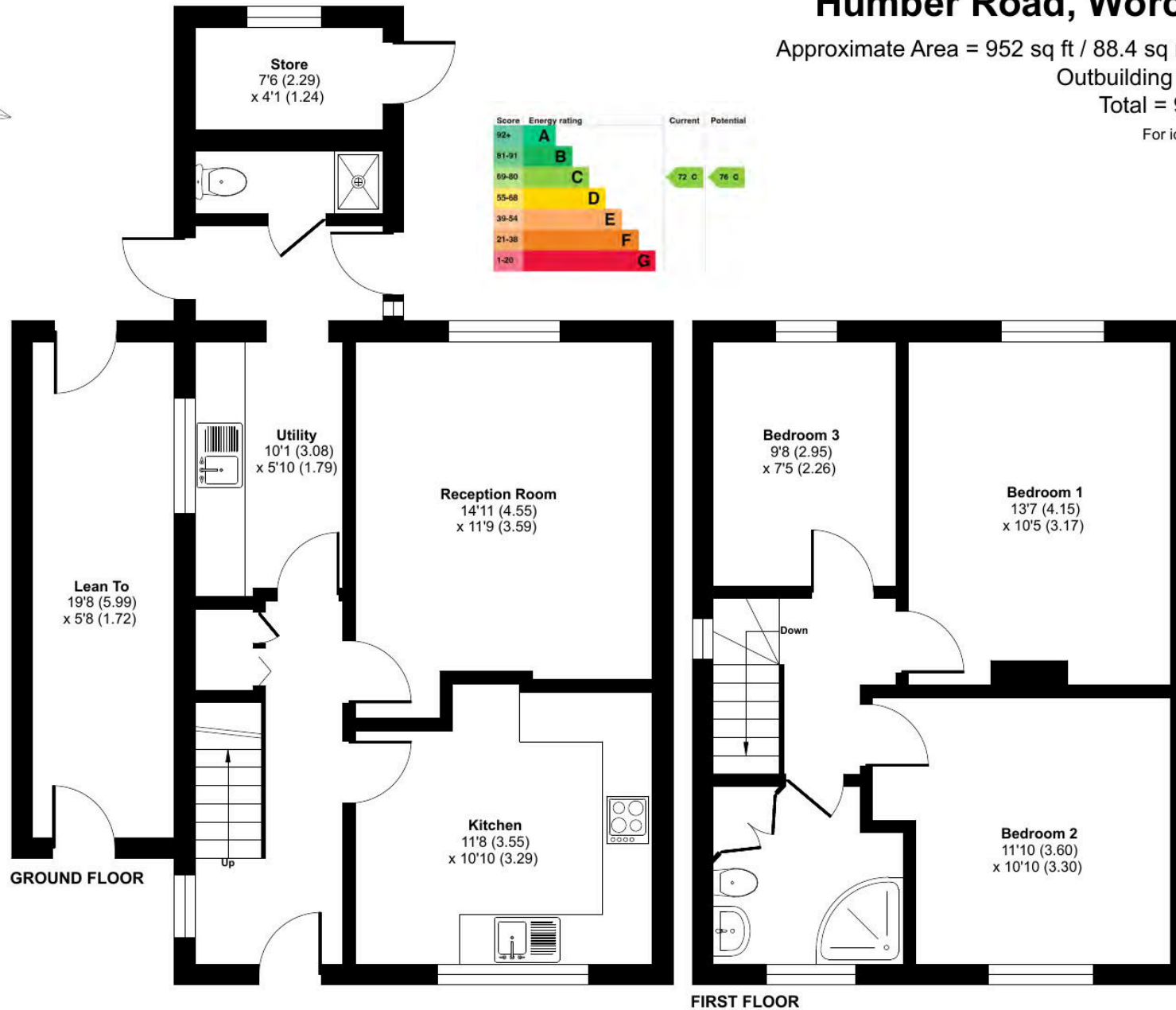
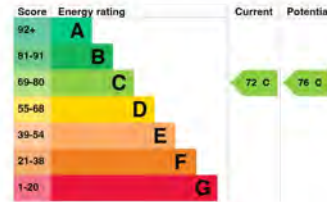
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Approximate Area = 952 sq ft / 88.4 sq m (excludes lean to)

Outbuilding = 30 sq ft / 2.7 sq m

Total = 982 sq ft / 91.1 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). © ntechcom 2025. Produced for Andrew Grant. REF: 1349620



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