



200a Bilford Road

Worcester, WR3 8HL

Andrew Grant

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Worcester, WR3 8HL

3 Bedrooms 2 Bathrooms 2 Reception Rooms

A beautifully extended three-bedroom bungalow with spacious interiors, wraparound gardens and potential for future development, set in a desirable Worcester location with excellent access and amenities.

- Attractive detached bungalow with well-presented accommodation, benefiting from a large extension.
- Stylish kitchen diner and lounge with direct garden access.
- Private rear garden with additional patio area providing extra outdoor space.
- Driveway offering excellent off-road parking for multiple vehicles and permitted development approval for a double garage/outbuilding, supported by a Certificate of Lawful Development (**Ref: P14M0126**).
- Convenient setting close to schools, shops and transport links.

200a Bilford Road presents an excellent opportunity to purchase a detached bungalow offering generous living space. In addition, the property benefits from extra parking with hardstanding, water and electricity, with permitted development approval (**Ref: P14M0126**) for a double garage/outbuilding. This space could alternatively be incorporated into the garden, or used for a double garage. This well-presented home includes three bedrooms, a bright lounge, a modern kitchen diner and both bathroom and en suite facilities. A well-thought out extension enhances the property, creating a practical and inviting interior that suits family life as well as entertaining. The wraparound garden is a highlight, offering a blend of lawn, patio and borders. The property benefits from rear access to Astwood and a private driveway to the front. Ideally positioned for local amenities, schools and transport connections, this property provides a rare combination of space, comfort and location.

1110 sq ft (103.1 sq m)





The kitchen and dining

The kitchen and dining area forms the heart of the home, combining style with practicality. Designed to maximise space and light, it features a modern fitted kitchen with extensive cabinetry and integrated appliances, providing ample storage and preparation space. The layout flows naturally into the dining area, creating an inviting setting for both family life and entertaining.





Large windows and patio doors draw in natural light and offer direct access to the garden, making this a wonderfully bright and sociable room. The thoughtful arrangement ensures a perfect balance between functionality and comfort, allowing everyday tasks and gatherings to be enjoyed in equal measure.





The living room

The living room is a generously proportioned space designed for comfort and relaxation. Positioned at the front of the home, it is filled with natural light from the wide window and further enhanced by French doors that open onto the patio area. The layout allows for a choice of arrangements, making it ideal for both everyday living and hosting guests. A central fireplace creates an attractive focal point, while the connection to the outdoor area adds versatility and appeal.





The primary bedroom

The primary bedroom is a spacious double positioned at the rear of the property, offering a calm outlook over the garden. Its proportions provide comfort and flexibility for furnishings, while direct access to the en suite adds convenience. This room serves as a private retreat, perfectly suited for relaxation and everyday living.



The primary en suite

The primary en suite is fitted with a contemporary suite including a bath, wash basin and WC. Positioned beside the main bedroom, it provides a private and practical facility, designed to complement the comfort of the room while adding an extra touch of convenience to daily living.



The second bedroom

The second bedroom is another well-sized double, positioned at the front of the property. It offers versatility for family use, guests or additional living needs.



The third bedroom

The third bedroom is a versatile space that works well as a guest room or further family bedroom. A side-facing window draws in natural light, creating a bright and welcoming atmosphere. Its position within the home makes it a practical and flexible addition to the living accommodation.



The family bathroom

The bathroom includes a contemporary suite with large walk-in shower, WC and basin, providing a further facility alongside the en suite and cloakroom.



The rear garden

The rear garden provides a generous and versatile outdoor space, offering both lawn and an extensive paved terrace. It is well suited for relaxation, outdoor dining and family activities, with planting that adds colour and interest around the edges. A useful outbuilding further enhances the garden's appeal, while the overall layout creates a private and welcoming environment to enjoy throughout the seasons.







The driveway and parking

The property is approached via a private driveway that provides generous off-road parking. Finished with a smart block paving, the driveway offers both practicality and low maintenance. Its layout allows easy access to the front entrance and side gate, creating a convenient and secure setting for multiple vehicles.



Beyond the existing wraparound garden, the property benefits from an extra area of hardstanding with water and electricity. A Certificate of Lawful Development (**Ref: P14M0126**) has previously been obtained for a detached outbuilding/garage, providing scope for ancillary accommodation or a double garage. This space could alternatively be incorporated into the garden, or used for further development, subject to any necessary planning consents. This valuable extra space adds both versatility and future potential to the property.



Location

200a Bilford Road occupies a sought-after position within easy reach of a wide range of local amenities. Everyday needs are catered for by nearby shops and supermarkets, while Worcester city centre offers further shopping, dining and leisure opportunities. Families benefit from access to reputable schools in the area, making it a practical choice for those with children. The property is also well-connected, with convenient public transport links into Worcester and beyond. For those commuting further afield, the M5 motorway is within easy reach, providing direct routes across the region. Worcester itself offers a blend of history, culture and green spaces, with riverside walks, parks and a vibrant city centre to enjoy. This combination of setting, accessibility and community makes the property an appealing choice for buyers seeking both convenience and lifestyle.

Services

Services are TBC.

Council Tax

The Council Tax for this property is Band C.



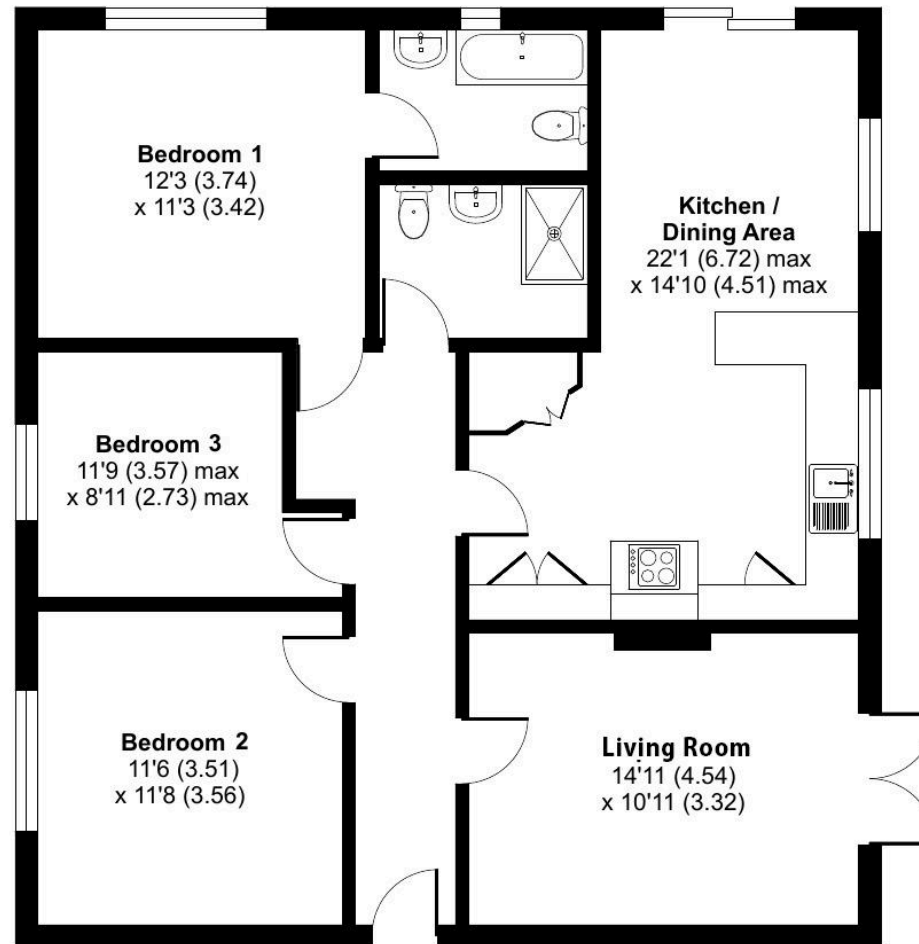
Bilford Road, Worcester, WR3

Approximate Area = 1026 sq ft / 95.3 sq m

Outbuilding = 84 sq ft / 7.8 sq m

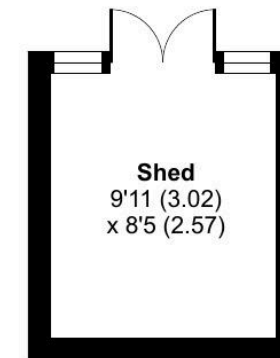
Total = 1110 sq ft / 103.1 sq m

For identification only - Not to scale



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1357663



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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