



15 Coalbrookdale Road

Worcester, WR3 7WJ

Andrew Grant

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Bevere, Worcester, WR3 7WJ

5 Bedrooms 3 Bathrooms 4 Reception Rooms

An exceptional five-bedroom detached family home offering generous living space and landscaped garden, perfectly positioned within a desirable residential setting.

- Impressive five-bedroom detached home offering versatile and spacious family accommodation.
- Thoughtfully designed interior featuring multiple reception rooms and a superb kitchen and dining area.
- Private rear garden with patio, pergola and summer house.
- Driveway providing ample parking and access to a detached double garage.
- Situated in a sought-after modern development with excellent local amenities and transport links.

This outstanding five-bedroom detached home combines modern comfort with well-planned family living. The welcoming hallway creates a sense of space and light, complemented by a cloakroom. The living room offers an inviting setting for relaxation, while the additional sitting room and study provide flexibility for family life. At the heart of the property, the kitchen and dining area form a spacious and sociable hub. A separate utility room adds convenience. Upstairs, the primary bedroom enjoys a private dressing room and en suite bathroom, while the second bedroom also benefits from an en suite shower room. A beautifully appointed family bathroom completes the accommodation. Outside, the enclosed rear garden offers a peaceful space for outdoor living and to the front, a wide driveway offers generous parking and access to the detached double garage. The property is ideally positioned for access to local schools, amenities and transport routes.

2600 sq ft (241.5 sq m)





The kitchen and dining room

The kitchen and dining room form the heart of the home, offering an impressive space, featuring an extensive range of cabinetry providing generous storage and ample work surfaces, centred around a large island. A suite of integrated appliances enhances convenience, while a window overlooks the rear garden. The adjoining utility room provides additional workspace and storage, with a sink and external access offering a practical solution for household tasks and laundry needs.





The dining area is perfectly positioned for both family meals and entertaining, with French doors opening directly onto the garden, creating an inviting connection between indoors and out. The layout ensures ease of movement and flexibility, ideal for hosting or relaxed dining alike. This bright, well-proportioned room is a superb setting for modern family living, combining functionality with a warm and welcoming atmosphere.





The living room

The living room offers a generous and inviting space designed for relaxation and family gatherings. French doors open onto the rear garden, drawing in natural light and providing an effortless link to the outdoors. The layout allows for a variety of seating arrangements, creating an ideal setting for both quiet evenings and social occasions. With views over the garden and direct access outside, this room combines comfort with a sense of openness.





The study

The study is positioned at the front of the house and benefits from a wide bay window that fills the room with natural light and offers open views. Its generous proportions make it an excellent space for home working, study or creative pursuits. The layout allows for a practical desk arrangement while still leaving room for additional seating or storage.



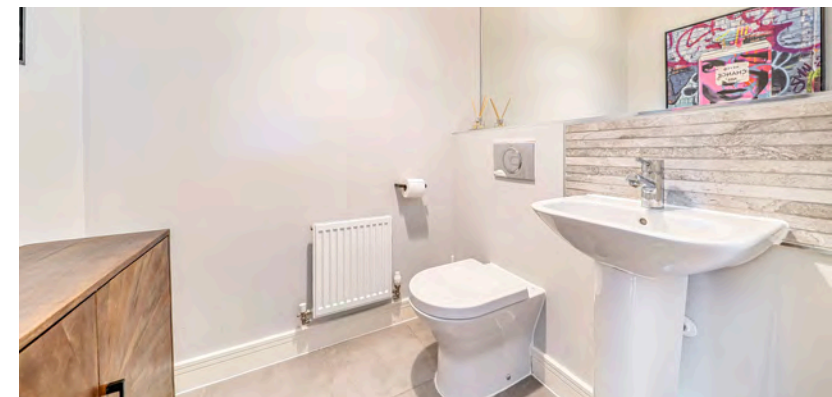
The snug

The snug offers a quiet and comfortable retreat ideal for reading, work or relaxation. A large bay window draws in natural light and provides pleasant views across the surrounding greenery, enhancing the sense of space. Its adaptable layout makes it equally suited as a dining room or informal sitting area, offering flexibility for modern family living. Positioned at the front of the house, this inviting room provides a calm environment away from the main living areas.



The hallway and cloakroom

The hallway creates a welcoming first impression with its bright and spacious layout, featuring a central staircase rising to the galleried landing above. From here, doors lead to the main reception rooms and kitchen, providing an easy flow through the ground floor. The cloakroom is conveniently positioned off the hall and includes a wash basin and WC, offering practicality for guests and family alike.





The landing

The landing is spacious and bright, featuring a galleried design that enhances the sense of openness at the heart of the first floor. A large window draws in natural light and offers attractive views across the surrounding landscape. This well-proportioned area provides access to all bedrooms and bathrooms, with space for a reading nook or display area if desired. It serves as a calm and functional link between the rooms, complementing the home's thoughtful layout.





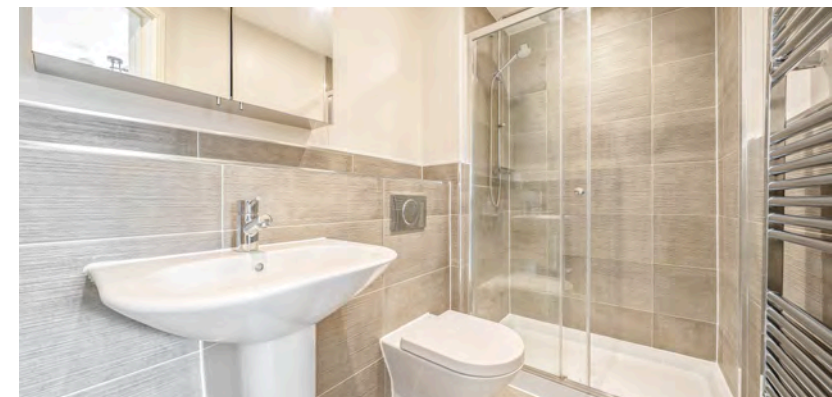
The primary bedroom suite

The primary bedroom offers a peaceful and well-proportioned retreat with a pleasant outlook over the surrounding area. It connects to a fitted dressing room providing extensive wardrobe space and excellent organisation. The adjoining en suite includes a bath, separate shower, wash basin and WC, all presented in a modern and practical layout. Together these rooms create a private and comfortable suite designed for relaxation and convenience, offering a thoughtful balance of style and functionality within the home.



The second bedroom and en suite

The second bedroom is a bright and spacious double with a pleasant outlook and a well-balanced layout. It benefits from its own en suite, fitted with a shower, wash basin and WC, offering both comfort and privacy for guests or family members. The proportions of the room allow for flexible furnishing, creating a welcoming and practical space that feels calm and restful, ideal for extended stays or daily use.





The third bedroom

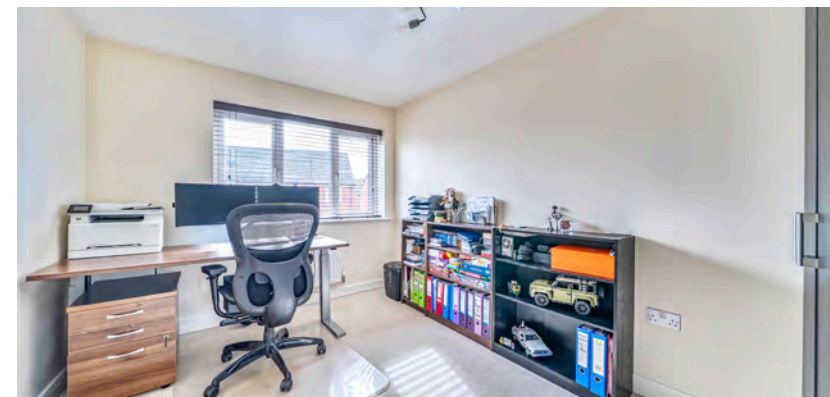
The third bedroom is a generous double featuring fitted mirrored wardrobes that provide excellent storage while enhancing the sense of space. A wide window allows natural light to fill the room, creating a bright and welcoming atmosphere. Its proportions make it suitable for a variety of uses, whether as a comfortable guest room, child's bedroom or additional workspace. Positioned off the landing, it offers both privacy and practicality within the first-floor layout.





The fourth and fifth bedrooms

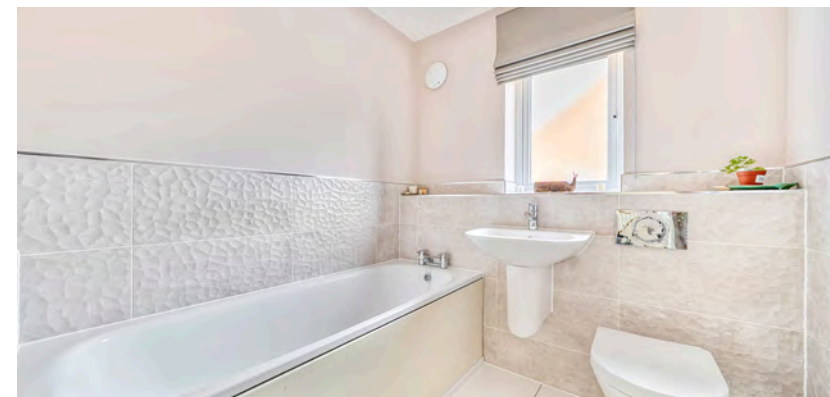
The fourth and fifth bedrooms are both well-sized and filled with natural light, offering flexibility for family living. The fourth bedroom includes fitted wardrobes and comfortably accommodates a double bed, making it ideal for guests or older children. The fifth bedroom, currently arranged as a study, provides a quiet and versatile space suited to work, hobbies or a bedroom. Both rooms enjoy pleasant outlooks and maintain the home's sense of space and practicality across the first floor.





The family bathroom

The family bathroom is finished to a high standard and features a bath, separate shower, wash basin and WC. A window provides natural light, enhancing the room's bright and airy feel, while the tiled walls and flooring add a practical and refined touch. Well-proportioned and thoughtfully designed, this bathroom offers comfort and convenience for everyday use, serving the additional bedrooms with ease.





The garden

The rear garden offers an excellent space for outdoor living, with a paved patio stretching across the back of the house and a generous lawn beyond. It is fully enclosed, providing a safe and private setting ideal for family use or entertaining. A timber pergola and summer house add versatility and charm, creating distinct areas for relaxation or recreation. From the garden, there is direct access to the double garage.





The driveway and parking

The property benefits from a generous driveway providing ample off-road parking and access to a detached double garage. The frontage is attractively landscaped with neat borders and a pathway leading to the covered entrance. This practical arrangement ensures convenience for family living while maintaining an appealing and well-kept exterior that complements the home's modern design and quiet residential setting.

Location

Worcester is a vibrant cathedral city situated on the banks of the River Severn, combining rich history with modern convenience. The city centre offers an excellent range of amenities, including high street and independent shops, restaurants, cafés, and leisure facilities, alongside cultural attractions such as Worcester Cathedral, The Hive library, and the Swan Theatre.

For families, Worcester is particularly appealing, with a wide choice of well-regarded schools in both the state and independent sectors, including The King's School, RGS Worcester, and a number of popular primary and secondary schools rated highly by Ofsted. The University of Worcester also adds to the city's lively and welcoming atmosphere. Green spaces are plentiful, with Gheluvelt Park, Cripplegate Park, and the riverside providing opportunities for walking, cycling, and outdoor activities. The nearby Malvern Hills, an Area of Outstanding Natural Beauty, are only a short drive away, offering breathtaking scenery and extensive walking trails.

Transport links are excellent: Worcester is served by three railway stations—Worcester Foregate Street, Shrub Hill, and the newer Worcestershire Parkway—which provide direct services to Birmingham, Cheltenham, Oxford, Bristol, and London Paddington. The M5 motorway is easily accessible, connecting to the wider Midlands and beyond, while Birmingham International Airport is within an hour's drive.

Services

The property benefits from mains gas, electricity, water and drainage.

Council Tax

The Council Tax for this property is Band G





Coalbrookdale Road, Bevere, Worcester, WR3

Approx. Area = 2600 sq ft / 241.5 sq m

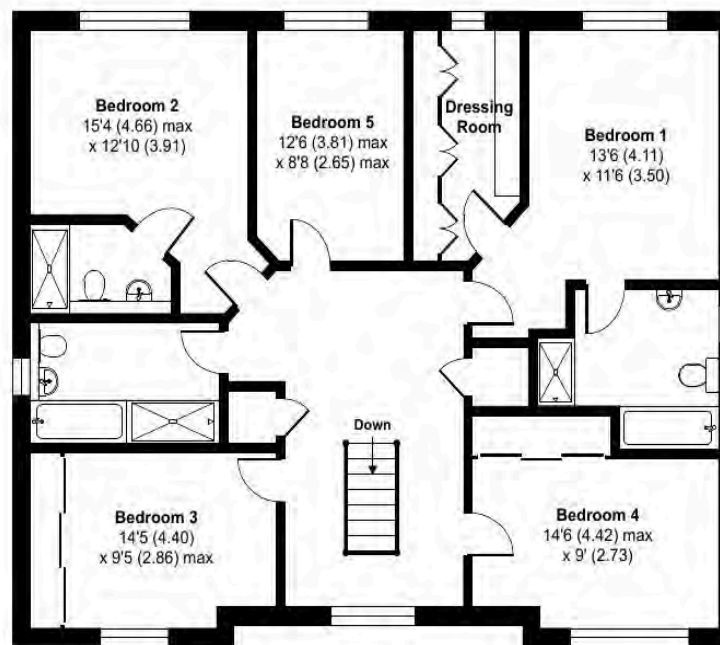
Garage = 360 sq ft / 33.4 sq m

Total = 2960 sq ft / 274.9 sq m

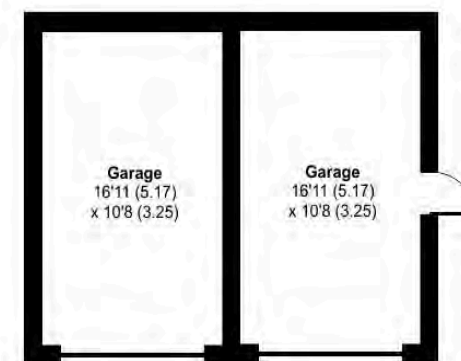
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GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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: 1362382



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