



12 Ellison Avenue

Worcester, WR2 6EG

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

Well presented three bedroom home with generous living room, separate dining room, fitted kitchen, garage and lovely garden, set in a Worcester setting near amenities.

- Versatile three bedroom house with integral garage and balanced living spaces.
- Bright living room and separate dining room with garden outlook.
- Established rear garden with patio, lawn and mature planting.
- Block paved driveway and garage providing practical parking.
- Popular St Johns address with handy amenities, schools and transport links.

This appealing home delivers comfort and convenience in a favoured St Johns setting. The ground floor includes a welcoming entrance, a spacious living room and a separate dining room opening to the garden for easy summer dining. A fitted kitchen sits to the rear with a useful utility and a cloakroom nearby. Upstairs there are three bedrooms arranged around a naturally lit landing, all served by a neatly presented bathroom. The rear garden creates a calm outdoor retreat with a broad patio and a shaped lawn enclosed by mature greenery. At the front a block paved driveway leads to the garage, providing straightforward parking and storage. With everyday amenities and well regarded schools within easy reach, this property presents a sound move for families and professionals seeking a well connected Worcester address.

1020 sq ft (94.6sq m)





The kitchen

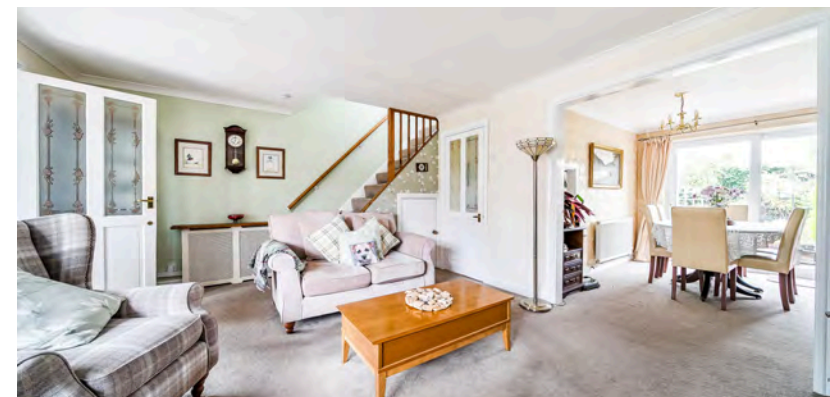
The kitchen is arranged for efficient daily use with fitted units providing organised storage and extensive preparation space. There is a window to the rear that frames the garden and brings in natural light. Cooking is set beneath a run of wall cabinetry with space for the usual appliances. A side door leads to the utility which offers additional worktop and further storage to keep everything tidy.





The living room

The living room offers generous proportions and an attractive focal point with a fireplace. A broad front window brings in natural light, creating a welcoming feel from the hallway. The room's size lends itself to varied seating arrangements for relaxing, reading or watching television. A wide opening to the dining room gives a comfortable flow for gatherings while still allowing the spaces to function independently.





The dining room

Set at the back of the house, the dining room enjoys a view of the garden through wide glazed doors. It is an inviting space for family meals and entertaining with ample room for a table and cabinetry. The position next to the kitchen keeps serving simple, while the connection to the patio encourages easy indoor and outdoor living when the weather allows. The outlook over planting and lawn adds a pleasant backdrop, creating a calm setting for everyday dining.





The cloakroom

The cloakroom includes a wash hand basin and a WC. Tiled walls provide an easy care finish and there is a window for ventilation and natural light. The room is ideal for guests and helps keep the main bathroom free during busy periods. Its placement near the utility and kitchen suits day to day family living and outdoor activities, ensuring a practical stop for handwashing when coming in from the garden.



The primary bedroom

The primary bedroom sits to the front with a pleasant outlook over the garden. There is fitted storage that helps keep clothing neatly arranged while leaving ample floor space for a comfortable bed and bedside pieces. Natural light from the wide window enhances the room's calm character. It is a restful space that supports quiet evenings and unhurried mornings, with easy access to the landing and built in wardrobe.



The second bedroom

The second bedroom offers a generous setting for a double bed with room for built in wardrobes and drawers. A large window brings in daylight and gives a view across the garden. The proportions make it a comfortable guest room or a peaceful space for family members. Its position along the landing allows simple access to the bathroom and provides a balanced arrangement across the first floor.



The third bedroom

The third bedroom is a useful single room, ideal as a child's room, study or hobby space. A window to the front ensures good light and there is space for a bed and essential storage. The room's shape allows for a desk or shelving, making it flexible for work or play. It is a thoughtful addition that enhances the overall usability of the home.



The bathroom

The first floor bathroom serves the three bedrooms and includes a WC, wash hand basin and bathing area. Tiling provides an easy to maintain finish and a window allows natural light and ventilation. The space is neatly arranged for daily routines with scope for personal touches if desired. Its central position off the landing makes it convenient for all rooms.



The landing

The landing is bright and airy with a window drawing in natural light. It links the three bedrooms and the bathroom with clear sightlines that help the first floor feel spacious. A hatch provides access to the loft and there is space for a bookcase or display cabinet without compromising movement. The position above the staircase gives a pleasant outlook and ensures each room is reached with ease. It is a practical hub that keeps the upper level organised and welcoming.



The garden

The rear garden offers a lovely outdoor setting designed for everyday enjoyment. A generous paved terrace beside the house is ideal for dining while a curving path leads around a shaped lawn. Mature shrubs and trees frame the space to provide interest and a sense of privacy.





There is scope for pots and planters to add seasonal colour, together with discreet areas for seating. The layout encourages relaxed afternoons, easy maintenance and simple entertaining with friends and family.





The driveway and parking

At the front, a block paved driveway provides off road parking and leads to the integral garage. The arrangement allows straightforward parking for visitors with direct access to the entrance. The garage offers useful storage for cycles and garden equipment, supporting tidy everyday living.



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 C



Ellison Avenue, Worcester, WR2

Approximate Area = 890 sq ft / 82.6 sq m

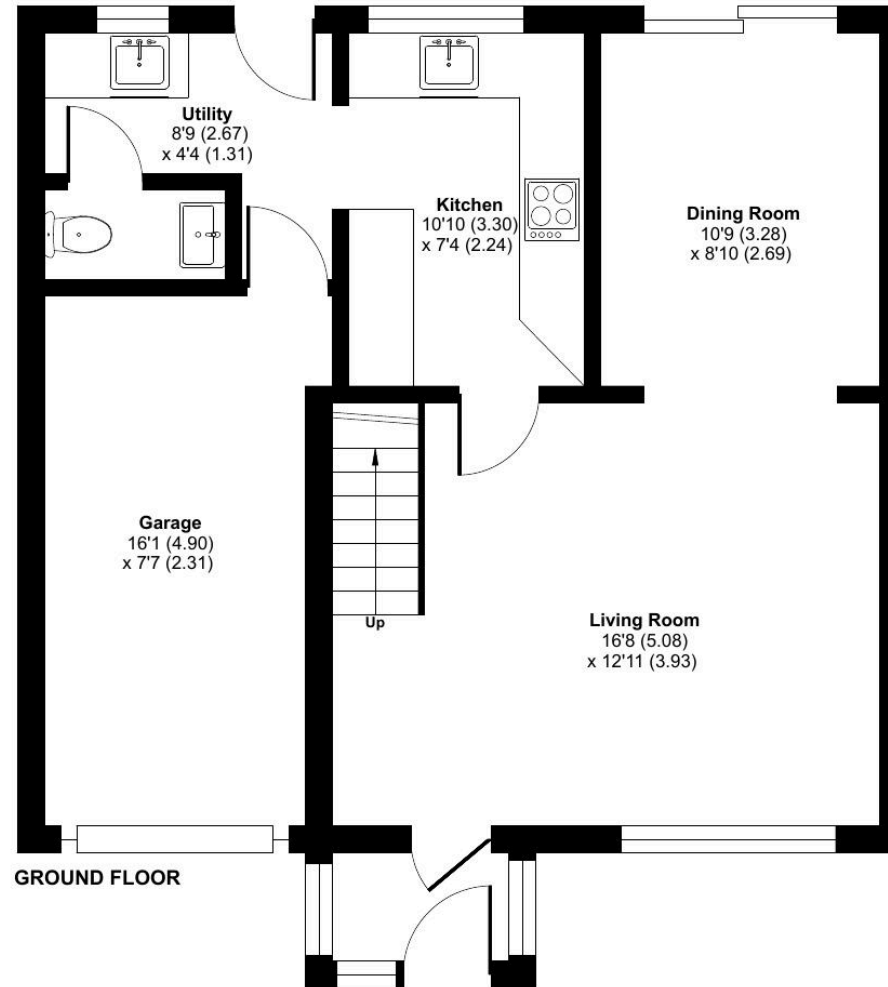
Garage = 130 sq ft / 12 sq m

Total = 1020 sq ft / 94.6 sq m

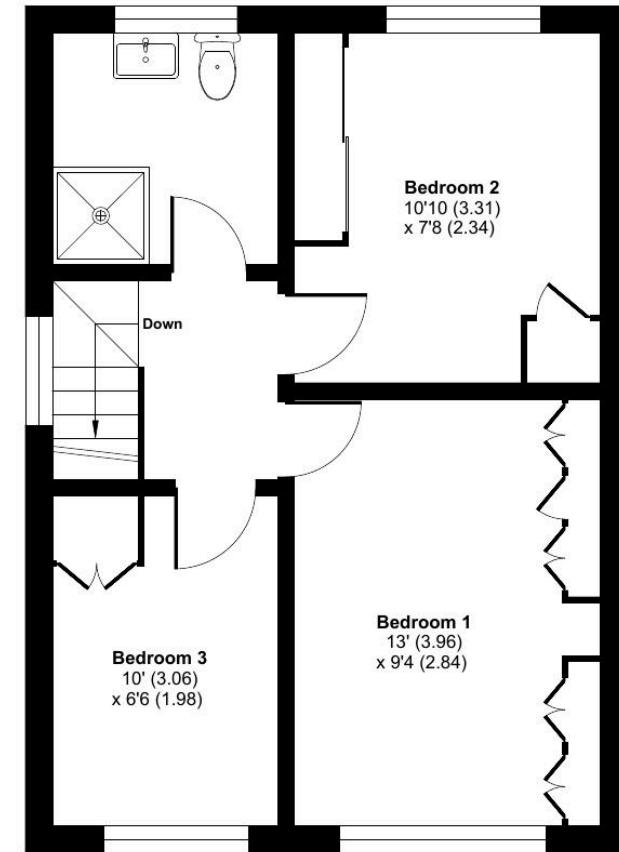
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	78 C
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



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: 1360210



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com