



112 Blackpole Road

Worcester, WR4 9TA

Andrew Grant

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3 Bedrooms 1 Bathroom 1 Reception Room

A beautifully renovated three-bedroom home offering stylish modern living, a generous rear garden with large outbuilding and convenient access to Worcester amenities and transport links.

- Fully renovated three-bedroom home offering modern and practical living spaces.
- High-quality kitchen, bathroom and utility room.
- Generous rear garden with lawn, seating areas and a large multi-purpose outbuilding.
- On-road parking available to the front of the property.
- Convenient location close to shops, schools and road networks.

This well-presented three-bedroom home has been thoughtfully renovated throughout, including a new kitchen, bathroom, flooring, wiring and windows to the upper floor, along with the addition of a side extension incorporating a utility room and cloakroom. The ground floor offers a welcoming living room with a large bay window, complemented by a bright and spacious kitchen and dining area. Upstairs, three well-proportioned bedrooms and a stylish bathroom complete the accommodation, offering flexibility for families, guests or home working. Outside, the generous rear garden provides both lawn and seating areas, leading to a large outbuilding that offers potential for a home office, gym or studio space. On-road parking is available to the front, and the property is ideally positioned for access to Worcester city centre, local amenities and major road links.

877 sq ft (81.4 sq m)





The kitchen and dining room

Beautifully renovated, the kitchen has been thoughtfully designed to maximise both space and practicality. Contemporary cabinetry provides generous storage and workspace, complemented by quality fittings, space for appliances and a breakfast bar. Large windows flood the room with natural light, enhancing its bright and open feel while highlighting the high standard of finish throughout.





Positioned just off the kitchen, the dining area offers a welcoming space for family meals or relaxed entertaining. Its clever layout allows for comfortable seating while maintaining a natural connection to the kitchen. A door to the garden extends the living space outdoors, making it ideal for both everyday dining and social occasions.



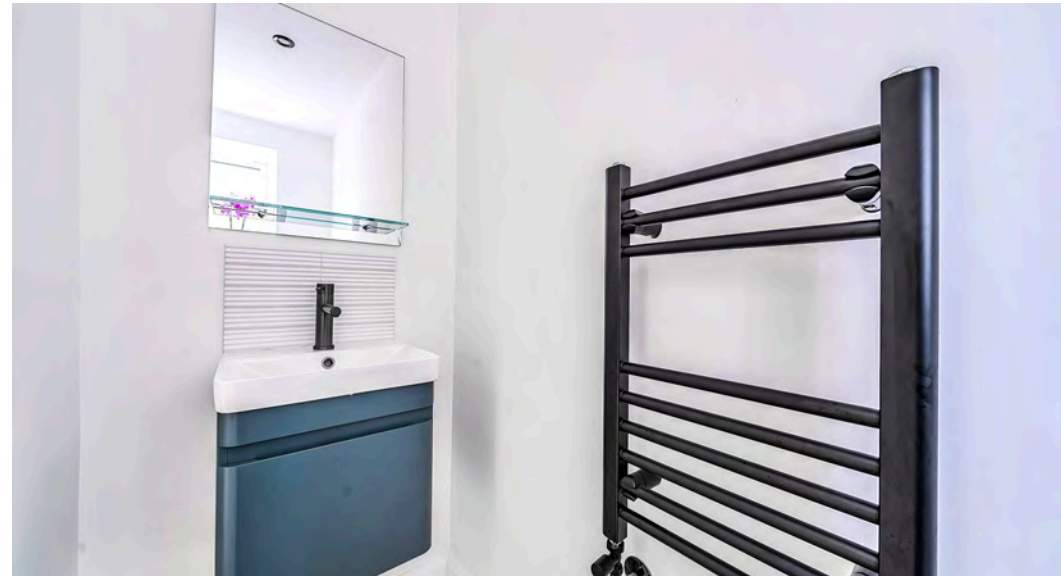


The living room

The living room offers a comfortable and well-proportioned space, a large bay window allows natural light to fill the room and provides a pleasant outlook to the front. The central feature fireplace adds a focal point, enhancing the room's sense of warmth and character, while the layout accommodates both relaxation and entertaining with ease.







The utility and cloakroom

Forming part of the recent extension, the utility room adds valuable practicality to the home. Fitted cabinetry and a stainless-steel sink provide useful workspace, while there is dedicated space for laundry appliances. A door leads directly to the front of the home, offering easy access. The adjoining cloakroom continues the home's high standard of finish, fitted with a modern WC, vanity unit and heated towel rail. A window brings in natural light, ensuring the space feels bright and fresh.



The primary bedroom

The primary bedroom is a bright and well-proportioned space, a large window allows plenty of natural light and offers a pleasant view across the front. The room comfortably accommodates a double bed and storage furniture, making it both practical and inviting as a main bedroom.



The second bedroom

Positioned to the rear, the second bedroom offers a peaceful setting with views towards the garden. The space is well sized for use as a double room or guest bedroom and benefits from a bright outlook through a large window. Its proportions also make it a versatile option for a home office or hobby room if preferred.



The third bedroom

The third bedroom offers a versatile space suitable for a child's room, guest room or study. A window to the front brings in plenty of natural light, while the room's layout makes efficient use of space. Its adaptable nature ensures it can meet a variety of needs, providing flexibility for modern living.



The bathroom

The bathroom has been fully renovated to a high standard, featuring a modern suite with a bath and rainfall shower over. Contemporary tiling and stylish fittings create a clean and refined finish, while a window allows natural light to brighten the space. Practical in design yet visually appealing, it provides a relaxing environment for everyday use.



The garden

The property enjoys a generous rear garden that offers both privacy and versatility. A lawn is bordered by mature trees and planting, creating a pleasant outdoor setting with plenty of space for relaxation and play. A large outbuilding sits at the end of the garden, providing excellent storage or potential for conversion into a home office or gym, making it a valuable extension of the living space.

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.

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 B



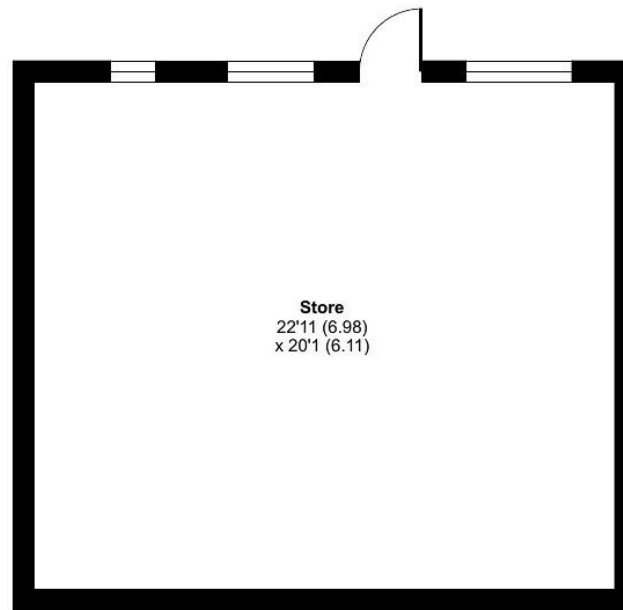
Blackpole Road, Worcester, WR4

Approximate Area = 877 sq ft / 81.4 sq m

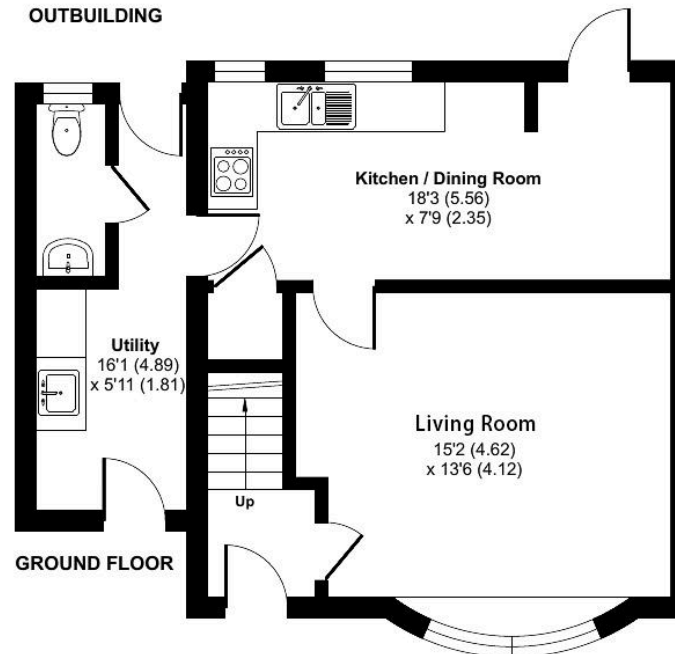
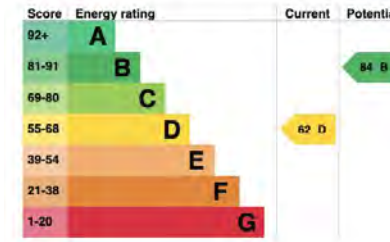
Outbuilding = 459 sq ft / 42.6 sq m

Total = 1336 sq ft / 124 sq m

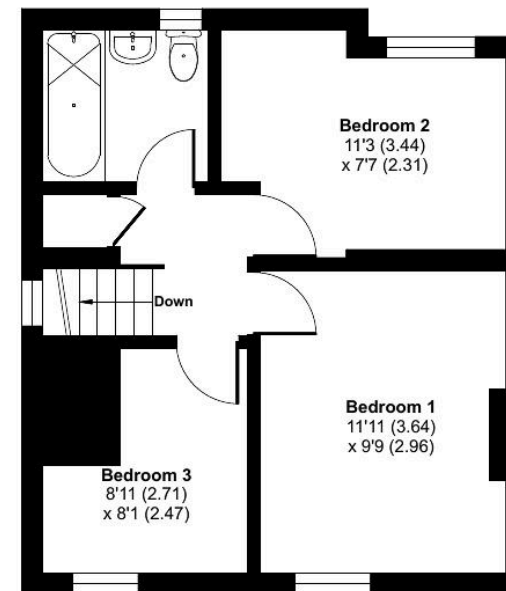
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OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n:checon 2025. Produced for Andrew Grant. REF: 1364482



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Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com