



4 Sycamore Road

Worcester, WR4 9RS

Andrew Grant

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3 Bedrooms 1 Bathroom 1 Reception Room

Refurbished three-bedroom home with contemporary interiors and private garden, all within easy reach of Worcester's excellent amenities.

- Well-presented three-bedroom home ideal for first-time buyers or investors.
- Spacious reception room and modern kitchen/diner with access to rear garden.
- Generous garden with patio, lawn and storage shed, enclosed by fencing.
- Side access shared with the neighbouring property and on-street parking.
- Conveniently situated within Worcester, near shops, transport and schools.

Recently refurbished throughout, this smartly presented three-bedroom home offers a turnkey opportunity for first-time buyers or investors. Positioned within a mile of Worcester city centre, it combines modern convenience with a practical layout. The property is approached via steps through the front garden and side access shared with the neighbouring property allows easy access to the rear. A welcoming hallway leads to the bright front reception room, featuring new flooring and a decorative fireplace. At the rear, the upgraded kitchen/dining room has been fitted with new units, worktops and appliances. Upstairs are three well-proportioned bedrooms, all newly carpeted, and a stylish new bathroom with a bath and rainfall shower. The private rear garden is enclosed and includes a paved seating area, steps to a lawned upper level and a substantial shed for storage. Offered with no onward chain, this home is ready to move into and conveniently located for schools, shops and commuter links.

782 sq ft (72.6 sq m)





The kitchen/dining room

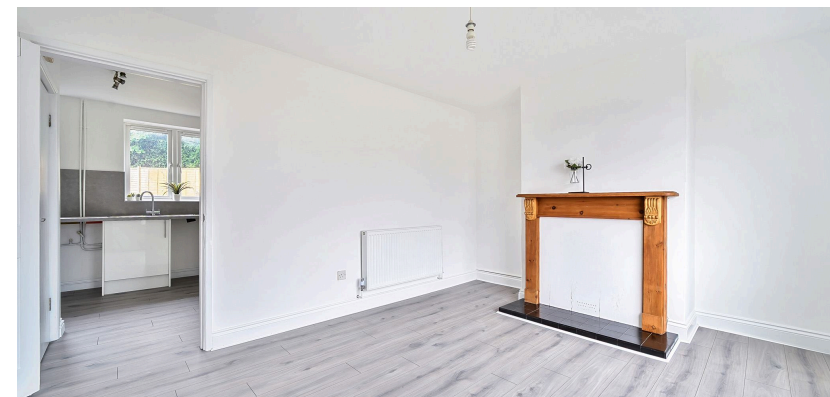
Refitted with a contemporary design, the kitchen/dining room includes high-gloss base units, durable worktops and a stainless steel sink. Integrated appliances include a built-in oven and hob with extractor hood. A wall-mounted boiler is neatly positioned and there's space for additional freestanding appliances. Three windows and a glazed door provide ample natural light and direct access to the rear garden.





The living room

Located at the front of the property, the living room is a light and welcoming space with a large window overlooking the front garden. It features newly laid flooring and a timber fireplace surround with tiled hearth, adding character to the room. A door leads through to the kitchen/diner at the rear.





The primary bedroom

Positioned at the front of the property, this good-sized double room has a wide window providing distant views. The room is bright, cleanly finished and newly carpeted, making it ideal as a main or guest bedroom.





The second bedroom

This double bedroom overlooks the garden at the rear and benefits from a peaceful setting. It is freshly decorated with new carpet underfoot and offers generous proportions, suitable for a range of furniture layouts.





The third bedroom

The third bedroom is set to the rear and offers views over the garden. It is well-proportioned for use as a single room, nursery or study and is also carpeted and neutrally finished.



The family bathroom

The newly fitted bathroom includes a white suite with a P-shaped bath and overhead rainfall shower, modern mixer tap and curved glass screen. A countertop basin sits atop a gloss-fronted vanity unit and there is a low-level WC. A window to the side provides natural light and ventilation.



The garden

The rear garden offers a level of outdoor space rare at this price point. It includes a paved patio ideal for seating or entertaining, and steps leading to a generous lawn enclosed by fencing and mature planting. A large timber shed to the side offers excellent storage. Gated access connects to the driveway.





The frontage

An area of hardstanding runs alongside the house, offering access to the rear garden via a wrought iron gate. This side access is shared with the neighbouring property. While the frontage provides privacy with low maintenance hedging, parking is available on the road to the front of the property.

Location

Sycamore Road is set within a popular residential part of Worcester, just over a mile from the city centre. This convenient setting provides easy access to a wide range of local amenities including shops, supermarkets, parks, restaurants and cafés. Families are well catered for, with several good local schools and colleges in the area.

Public transport links are excellent, with both Worcester Foregate Street and Shrub Hill stations reachable by foot or a short drive, offering direct services to Birmingham and London. The property also benefits from nearby access to the M5 at Junctions 6 and 7 for commuters heading north or south.

Worcester itself is a vibrant cathedral city with a rich history, attractive riverside walks and a welcoming community feel. It provides the perfect balance of urban convenience and access to green spaces, making it a popular choice for buyers at every stage of life.

Services

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

Council Tax

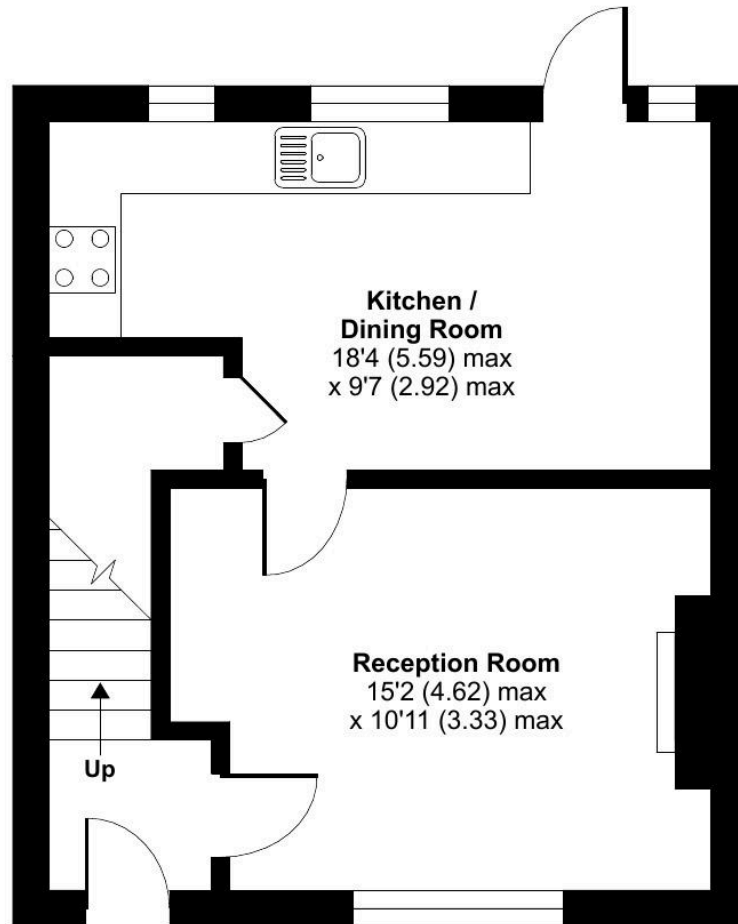
The Council Tax for this property is Band B



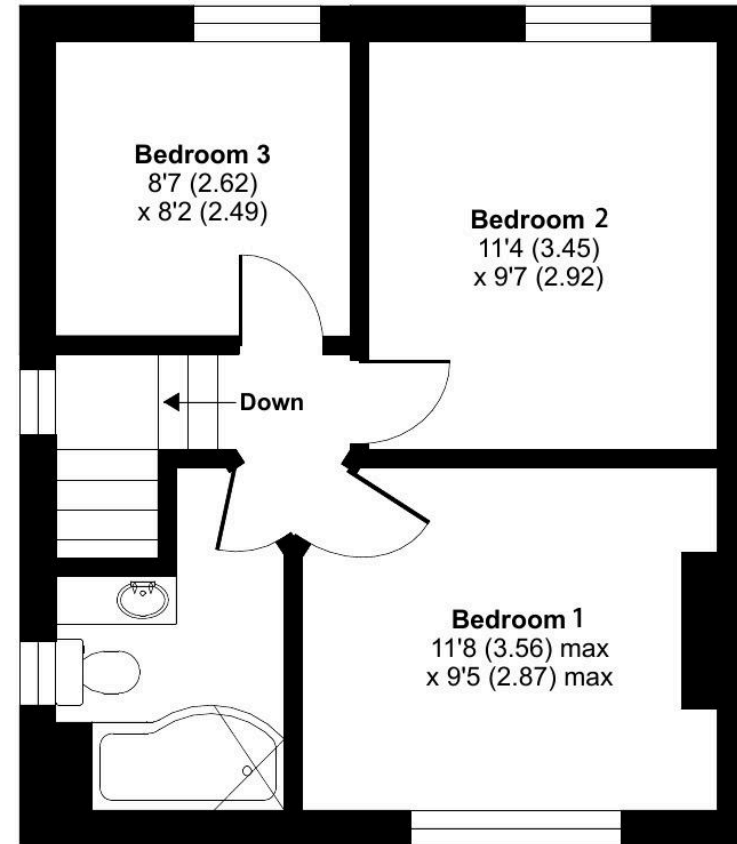
Sycamore Road, Worcester, WR4

Approximate Area = 782 sq ft / 72.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Andrew Grant. REF: 895746



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