



11 Hop Kiln Close

Rushwick WR2 5UP

Andrew Grant

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2 Bedrooms 1 Bathroom 1 Reception Room

A well presented two bedroom home offering open plan living, a separate utility room, generous parking and future potential within a desirable village setting.

- A modern two bedroom home arranged over two floors.
- Open plan kitchen and lounge complemented by a separate utility room.
- Enclosed garden with shed providing useful outdoor space.
- Driveway parking for several vehicles with potential to extend.
- Located within a popular village close to Worcester.

This nicely presented home offers a practical layout with well considered living space and excellent parking. The ground floor features an open plan kitchen and lounge creating a bright and sociable main living area ideal for everyday use and entertaining, complemented by a separate utility room and a convenient ground floor WC. Upstairs, there are two comfortable bedrooms served by a family bathroom, with built in storage enhancing the efficient use of space. Outside, the garden provides a private area for outdoor enjoyment and includes a shed, while the front of the property offers generous driveway parking for multiple vehicles with potential to extend to the right hand side subject to the necessary consents. Set within a sought after village location, the home combines modern living with future potential and excellent accessibility.

761 sq ft (70.7 sq m)





The kitchen and dining area

The kitchen living and dining room forms an impressive open plan space designed for modern living and entertaining. The kitchen is arranged to provide generous work surfaces and storage while maintaining a strong connection with the rest of the room, allowing easy interaction when hosting or spending time together.





The living area

The living and dining areas are clearly defined yet flow naturally, creating a comfortable and versatile environment suited to a range of uses. Natural light is drawn in from the rear, enhancing the sense of space and providing direct access to the garden. This well balanced room offers flexibility, practicality and an inviting atmosphere that works equally well for everyday life and social occasions.



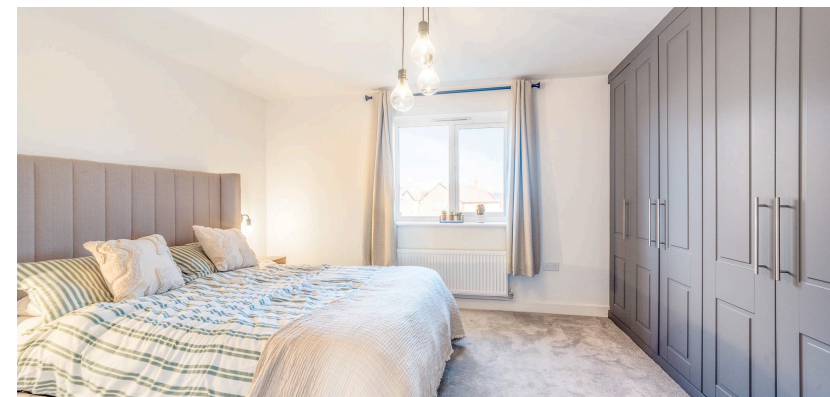
The cloakroom

The cloakroom is positioned off the entrance hall, providing a convenient facility for both residents and guests. It includes a WC and wash basin and benefits from natural light, creating a practical and welcoming space that supports everyday living while keeping the main bathroom private for upstairs use.



The primay bedroom

The primary bedroom is positioned on the first floor and provides a calm and comfortable retreat. It offers space for bedroom furniture while retaining a balanced layout and benefits from natural light. Built in wardrobe storage enhances practicality and keeps the room well organised for everyday living.





The second bedroom

The second bedroom is positioned on the first floor and offers a versatile space suitable for a range of uses. It enjoys natural light and a well planned layout that accommodates bedroom furniture or a work area. Its location close to the bathroom adds everyday convenience.





The bathroom

The bathroom is positioned on the first floor and serves both bedrooms with ease. It is fitted with a bath with shower over, wash basin and WC, creating a practical and well arranged space. The layout supports daily routines comfortably while maintaining privacy away from the main living areas.



The garden

The rear garden is fully enclosed and provides a private outdoor space suited to a range of lifestyles. It offers a lawned area for relaxation and play along with a patio directly accessed from the house. A garden shed adds useful storage while maintaining a practical and enjoyable setting.





The driveway and parking

The property benefits from a generous driveway positioned to the side, providing off road parking for several vehicles. This practical arrangement suits everyday needs and visiting guests with ease. There is also scope to extend parking to the right hand side, subject to the necessary consents, offering future flexibility.

Location

11 Hop Kiln Close is located in the popular village of Rushwick, positioned to the south west of Worcester. The village offers a welcoming community atmosphere along with local amenities including shops, public houses and everyday services.

A choice of schools is available nearby, catering for a range of ages. Worcester city centre is easily accessible and provides extensive shopping, dining and leisure facilities, along with cultural attractions and riverside walks.

Transport links are strong, with convenient road connections to the wider region and railway stations offering regular services to Birmingham, London and surrounding towns.

The location also benefits from nearby countryside, providing opportunities for walking and outdoor activities while remaining well connected to urban amenities.

Services

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

Council Tax

The Council Tax for this property is Band C.

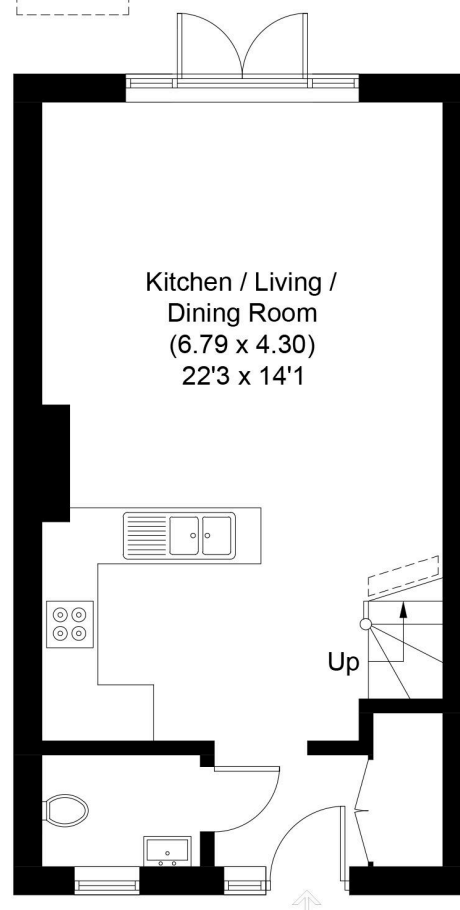


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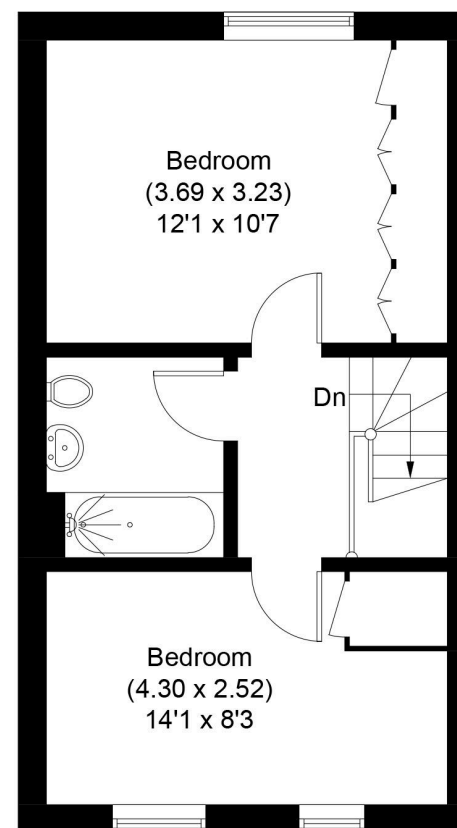
Approximate Gross Internal Area
 Ground Floor = 35.4 sq m / 381 sq ft
 First Floor = 35.3 sq m / 380 sq ft
 Total = 70.7 sq m / 761 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com