



5 Austin Drive

Rushwick, WR2 5JJ

Andrew Grant

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3 Bedrooms 2 Bathrooms 1 Reception Room

A modern three storey townhouse offering generous living space, private garden and garage set within a popular village location close to Worcester and transport links.

- A well proportioned modern townhouse arranged over three floors with garage.
- Light filled interiors with flexible living and bedroom accommodation.
- Enclosed rear garden ideal for everyday enjoyment and entertaining.
- Private driveway with access to a detached garage.
- Sought after village setting with excellent access to Worcester and amenities.

This contemporary townhouse provides well balanced accommodation arranged over three floors, offering flexibility for modern living. The ground floor centres around a spacious reception room and a kitchen diner opening onto the garden, creating a practical layout for daily life and social occasions. A cloakroom completes the ground floor. The first floor offers two comfortable bedrooms served by the family bathroom, while the second floor is dedicated to the primary bedroom suite with en suite facilities and useful eaves storage. Throughout the property, the layout maximises space and natural light, providing clearly defined rooms that can adapt to changing needs. Outside, the rear garden offers a private and enclosed setting with direct access from the kitchen diner. A driveway leads to a detached garage, providing valuable parking and storage. Positioned within a well regarded residential development in Rushwick, the property combines village living with convenient access to Worcester, schools and transport links, making it an appealing choice for a wide range of buyers.

1352 sq ft (125.6 sq m)





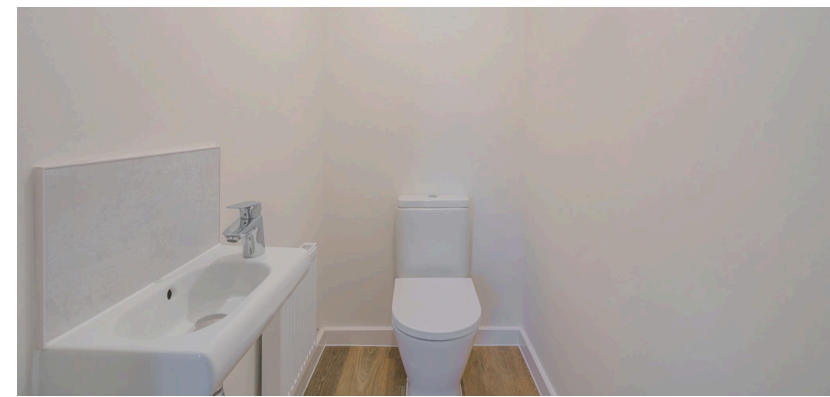
The kitchen and dining area

The kitchen and dining area form a well planned and sociable space positioned at the rear of the property. Arranged to provide generous worktop and storage provision, the kitchen supports everyday cooking with ease while remaining open and engaging for family life and entertaining. Integrated cooking facilities and a logical layout create an efficient environment and encourage easy movement throughout the room.





The dining area sits naturally alongside, offering space for a full dining table and benefiting from direct access to the garden through glazed doors. This connection enhances daily living and supports a strong link between indoor and outdoor space, making this area a central hub for modern living. A conveniently positioned ground floor cloakroom is located nearby, providing valuable practicality for residents and guests.





The living room

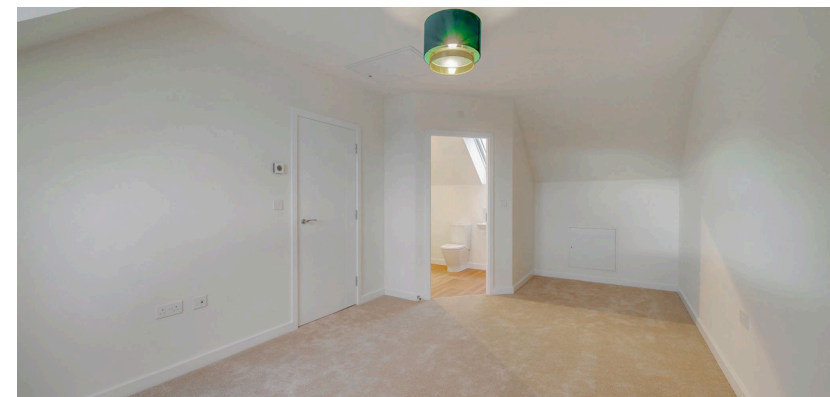
The living room is positioned at the front of the property and offers a comfortable and well proportioned setting for everyday living. Natural light enhances the sense of space, while the layout allows clear definition for seating and media areas. Its separation from the kitchen diner creates a quieter environment, making it ideal for relaxation and entertaining while remaining well connected to the rest of the ground floor.





The primary bedroom

The primary bedroom is positioned on the top floor and offers a private and well balanced retreat within the home. Its elevated setting creates a calm atmosphere away from the main living areas, while the layout allows clear definition for sleeping and storage. Useful eaves storage and loft access are available from this room, providing additional space and enhancing practicality for everyday living.





The primary ensuite

The en suite is positioned on the top floor and serves the primary bedroom, providing a practical and well arranged space for daily use. It is fitted with a shower enclosure, wash basin and WC, creating a functional layout that supports modern living. Natural light enhances the room, while its location offers privacy and convenience within the upper level of the home.



The second bedroom

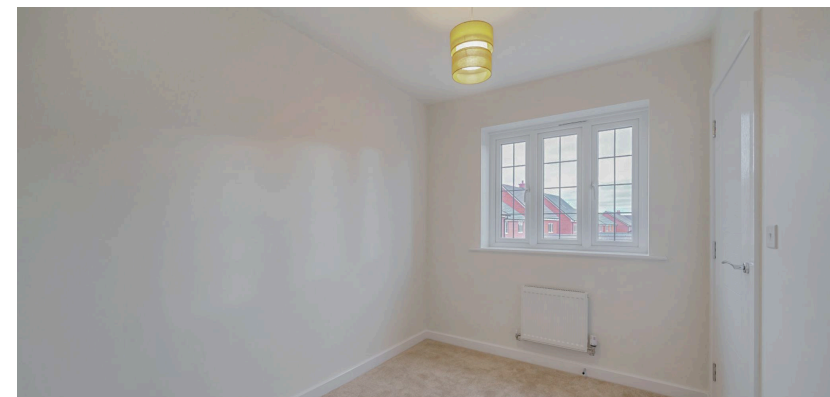
The second bedroom provides a comfortable and well proportioned room suited to a range of uses. Natural light enhances the space, while the layout allows flexibility for sleeping and storage. Its position close to the family bathroom makes it ideal for family members or guests, offering convenience alongside privacy within the home.





The third bedroom

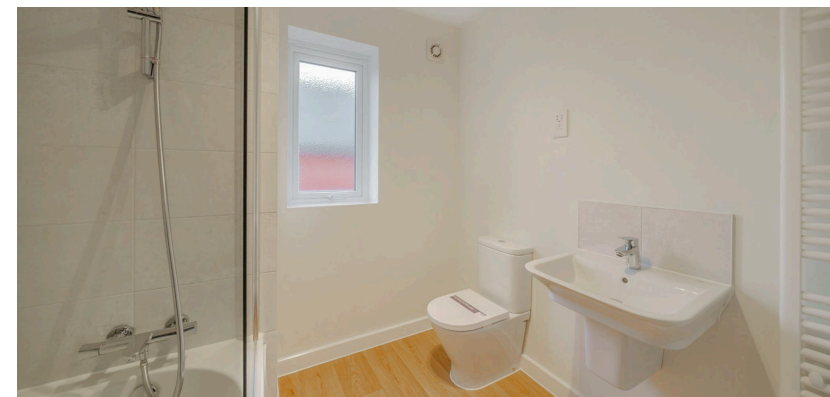
The third bedroom offers a versatile room suited to a range of needs. Natural light creates a bright and welcoming atmosphere, while the layout allows clear use for sleeping, working or storage. Its location provides easy access to the family bathroom, making it a practical choice for family members, guests or use as a home office.





The family bathroom

The family bathroom is positioned on the first floor between the second and third bedrooms, providing a convenient arrangement for everyday use. It is fitted with a bath and shower, wash basin and WC, offering a practical layout suited to family living. Natural light enhances the space, while its central location ensures easy access from the surrounding bedrooms.





The rear garden

The rear garden offers an enclosed and private outdoor space ideal for everyday enjoyment and entertaining. Laid mainly to lawn with a paved seating area, it provides a practical setting for relaxation and outdoor dining. Fenced boundaries create a secure environment, while direct access from the house encourages easy use throughout the warmer months and supports a strong connection between indoor and outdoor living.





The driveway and parking

The property benefits from a private driveway providing convenient off road parking and access to a detached garage. This arrangement offers secure vehicle storage alongside useful additional space for everyday needs. The driveway is well positioned in relation to the house, allowing easy arrival and departure while also accommodating visitors with ease, adding further practicality to the overall setting.

Location

5 Austin Drive is situated within the popular village of Rushwick, positioned to the west of Worcester. The area is well regarded for its balance of village character and accessibility, making it attractive to families and professionals alike.

Rushwick offers local amenities including shops, public houses and community facilities, while Worcester city centre is within easy reach, providing a wider range of retail, leisure and cultural attractions. The city is known for its historic centre, riverside walks and varied dining options.

The property is well placed for schooling, with a selection of well regarded primary and secondary schools in the surrounding area. Transport links are strong, with convenient road access to the A44 and A449 connecting to the wider motorway network. Worcester Foregate Street and Shrub Hill stations offer regular rail services to Birmingham, London and surrounding regions.

This location combines everyday convenience with access to open countryside, offering an appealing setting for those seeking a well connected home within a village environment.

Services

Service are TBC.

Council Tax

The Council Tax for this property is Band C.



Austin Drive, Worcester, WR2

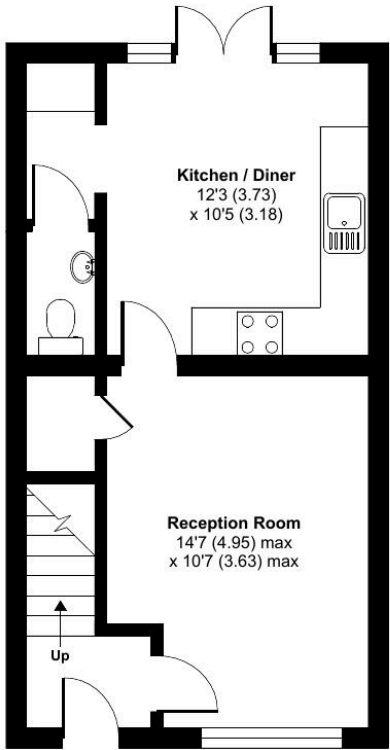
Approximate Area = 1025 sq ft / 95.2 sq m

Limited Use Area(s) = 123 sq ft / 11.4 sq m

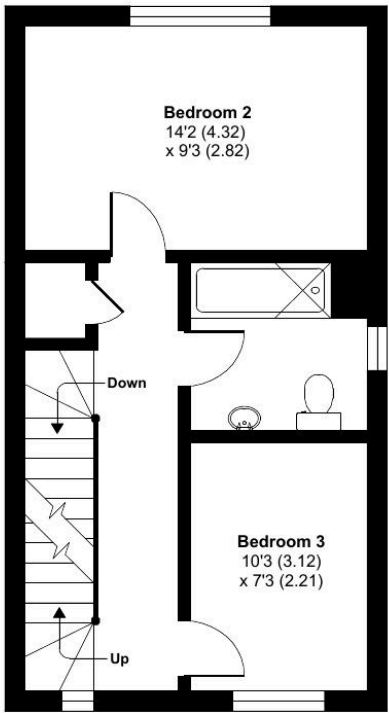
Garage = 204 sq ft / 19 sq m

Total = 1352 sq ft / 125.6 sq m

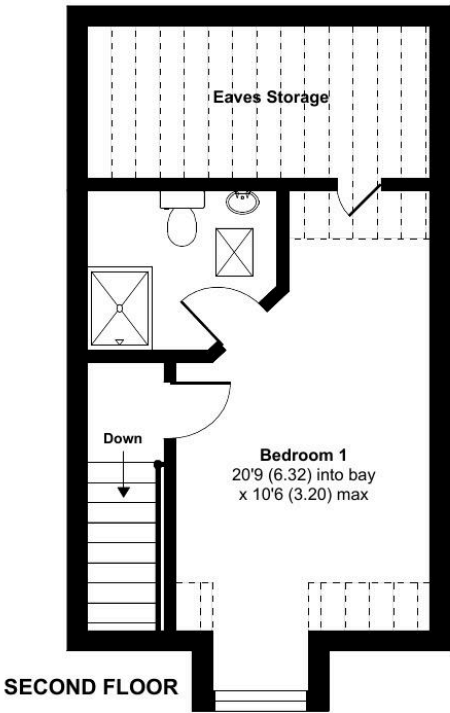
For identification only - Not to scale



GROUND FLOOR

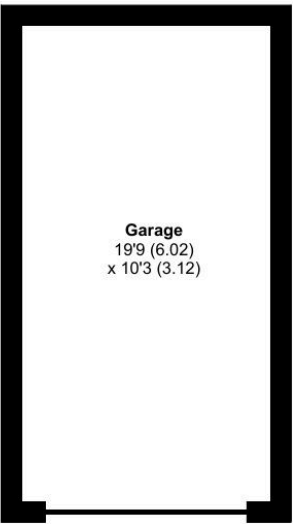


FIRST FLOOR



SECOND FLOOR

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | 84 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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Andrew Grant. REF: 944163



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