



278 Bath Road
Worcester WR5 3ET

Andrew Grant

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4 Bedrooms 2 Bathrooms 4 Reception Rooms

This charming four-bedroom property presents a fantastic opportunity to create a delightful family home. Ideally situated close to Worcester city centre, it offers the perfect balance of urban convenience and suburban tranquillity. With an expansive garden and multiple reception rooms, this versatile property can easily be tailored to meet the needs of any homeowner.

Key features

- A delightful and detached property with four spacious double bedrooms.
- The property benefits from four reception rooms providing wonderful views of the garden and an ideal space to entertain.
- Generously sized kitchen with built-in appliances and ample seating area.
- An expansive lawned garden which features a pond with waterfall feature, a summer house and a patio area.
- The property further benefits from ample off-road parking and a spacious double garage.
- Situated within close proximity of Worcester city centre, which offers access to high-quality education.

2426 sq ft (225.3 sq m)





The kitchen

The generously sized kitchen offers ample room for both cooking and entertaining, all while enjoying scenic views of the surrounding greenery. This well-appointed space features a hob, built-in oven, microwave and sink, complemented by matching wooden cabinetry with granite countertops.





The dining area

Adjacent to the kitchen, the dining area is ideal for both casual and formal dining. It comfortably accommodates a large table and is bathed in natural light. Sliding doors provide additional access to the outdoor patio area making it convenient for outdoor dining and entertaining.



The living room

The living room is a generously sized space, perfect for both entertaining and relaxing by the fire. Dual aspect windows offer views of the front of the property, while an open fireplace set within a marble mantelpiece adds character and charm to this inviting and spacious room.





The family room/ fourth bedroom

A standout feature of this property is the distinctive family room, currently serving as a bar and games room with a built-in bar. This versatile space is perfect for entertaining guests, offering a delightful retreat within the home for relaxation and socialising. It could also easily be transformed into an ideal fourth bedroom, providing flexibility to suit your needs.



The snug

The snug is another wonderful addition to this property. Flooded with natural light through multiple windows and French doors, it offers seamless access to the garden and patio area, making you feel one with your surroundings.



The hallway

Completing the reception areas is the hallway, conveniently located just off the kitchen. This versatile area currently functions as a study, enhancing the property's overall functionality and practicality.





Bedroom one

Bedroom one is a spacious double room that enjoys an abundance of natural light, further enhanced by built-in wardrobes for added convenience. This primary bedroom also boasts a cloakroom WC and washbasin offering a private retreat within the home.



The ground floor bathroom

Located between the snug and the kitchen, the ground floor bathroom is well-appointed and thoughtfully designed. It features a bathtub, a walk-in shower cubicle, a WC and a washbasin, offering both convenience and comfort.



Bedroom two

Bedroom two is another generously sized room, which could comfortably accommodate a double bed. The space is enhanced by vaulted ceilings, exposed wooden beams and a Velux skylight that fills the room with abundant natural light, creating a warm and inviting atmosphere.



Bedroom three

Completing the accommodation is bedroom three, situated on the first floor of this dormer bungalow. This charming space features vaulted ceilings with exposed wooden beams, adding character and warmth. Additionally, the room includes built-in wardrobe space, offering practicality.



The shower room

Adjacent to bedroom three is a convenient shower room, featuring a walk-in shower cubicle, WC and washbasin. This well-designed space also includes built-in storage and offers pleasant views overlooking the rear garden.



The patio

Accessed from the snug and dining room, the patio offers a lovely west facing vantage point overlooking the lawned garden. This sunlit retreat is perfect for enjoying relaxed evenings with family and friends, making it an ideal spot for outdoor gatherings.



The garden

The home boasts an expansive lawned garden to the rear of the property, providing a wonderful and private space to enjoy the summer sunshine. The garden features a pond with waterfall sculpture feature, a summer house and an additional patio area creating a complete and private oasis.



Location

Worcester is a vibrant and well-connected area, offering a variety of local amenities to its residents. The vicinity boasts a range of shops, cafes and restaurants, catering to everyday needs and providing a lively social scene. Additionally, there are several supermarkets, fitness centres and parks within a short distance.

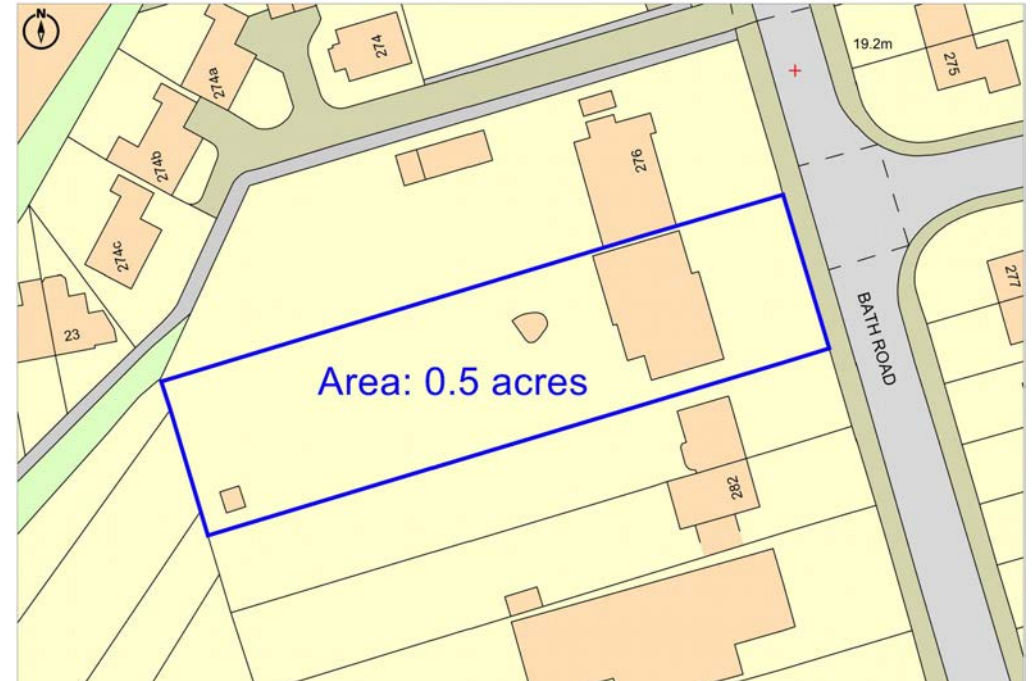
This area is exceptionally well-served by transport links, making it an ideal location for commuters. There is easy access to major road networks, including the M5 motorway, facilitating swift travel to nearby cities and towns. Public transport options are also abundant, with regular bus services running through the area and Worcester's main railway stations, Worcester Foregate Street and Worcester Shrub Hill, offering direct trains to Birmingham, London and other key destinations.

The nearby River Sever and its picturesque riverside walks offer a tranquil escape from the urban bustle. The proximity to Worcester city centre means residents can enjoy the benefits of city living while still having the comfort of a suburban environment.

Services

The property benefits from mains gas, electricity and water.

Council Tax - Band D



Bath Road, Worcester, WR5

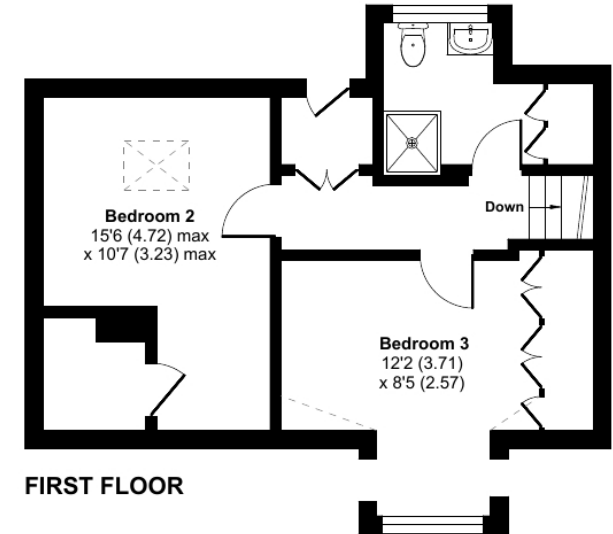
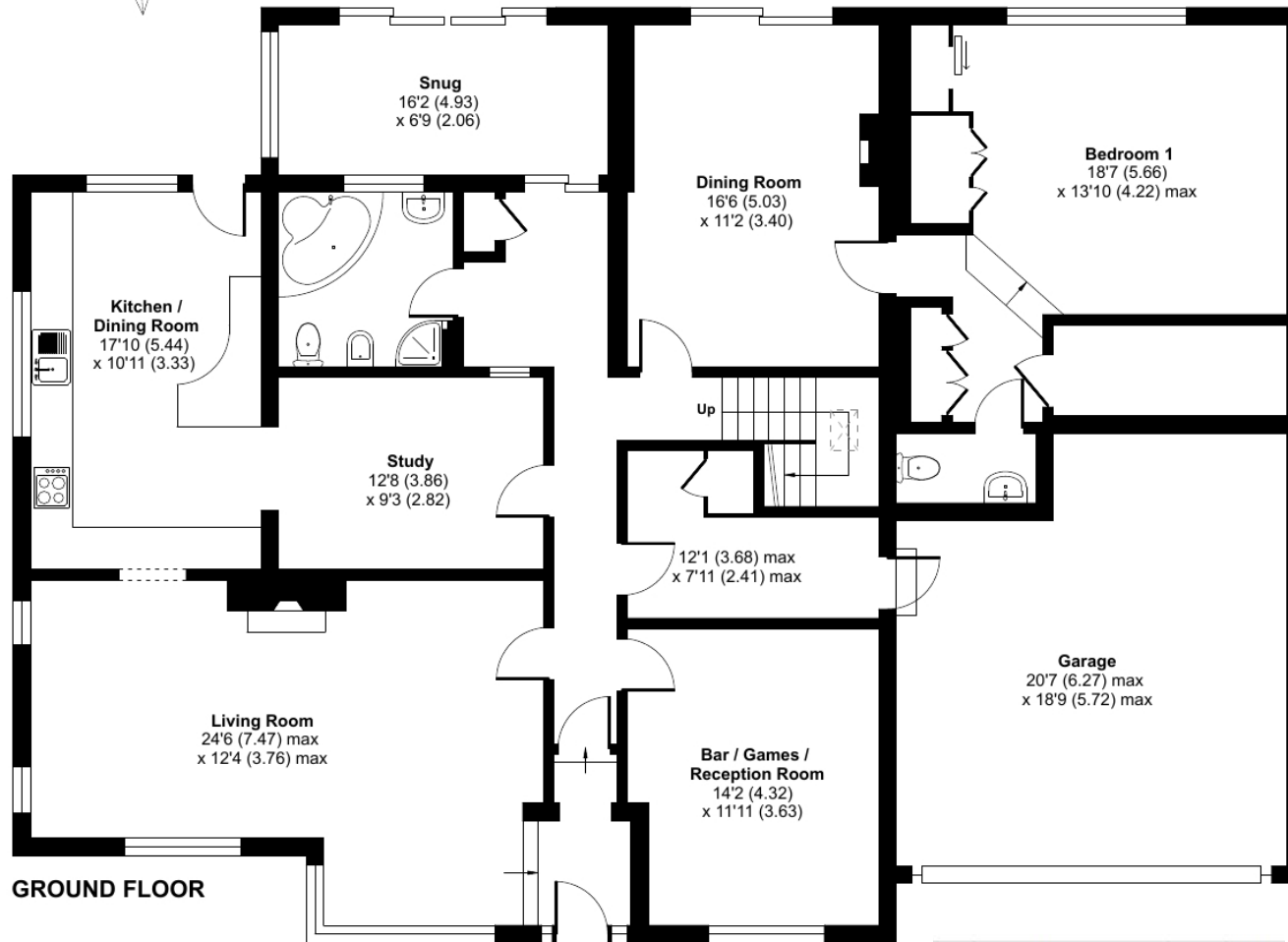
Approximate Area = 2426 sq ft / 225.3 sq m

Limited Use Area(s) = 5 sq ft / 0.4 sq m

Garage = 355 sq ft / 32.9 sq m

Total = 2786 sq ft / 258.6 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Denotes restricted head height



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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