



45, Spetchley Road

Worcester | Worcestershire | WR5 2LR

FOX 
TOWN &
COUNTRY
HOMES

**45, Spetchley Road,
Worcester, Worcestershire, WR5 2LR**

A fantastic opportunity to purchase this simply spectacular, private and gated property on the outskirts of Worcester city centre and in the renowned area of Spetchley. The cathedral city of Worcester has excellent shopping and recreational facilities including Premiership rugby, county cricket and horse racing on the banks of the river Severn.

There is excellent schooling from both the private and state sectors including The Royal Grammar School and the Kings School. There are also excellent preparatory and public schools in nearby Malvern. there is also Nunnery Wood secondary school and Worcester Sixth Form College just a short walk away from the property. Trains run from Worcester stations directly to Malvern, Birmingham and London Paddington.

Simply beautiful from the moment you walk through the cast iron double electric gates. This property has been superbly renovated and designed to make the most of the space. Through the front door into the bright, airy and open kitchen/dining room. Solid oak floors, large dual aspect windows and a bespoke kitchen just show the high standard that this property has been finished too. The kitchen to the rear of the property has solid granite worktops inclusive of the breakfast bar; also perfect for entertaining. Integrated appliances include all Neff and siemens appliances and a bronze sink which has the view





onto the back garden; a view that many would love whilst washing the dishes.

The utility room and downstairs cloakroom are easily accessible from the kitchen and have spaces for all the essentials. The cloakroom is brand new, modern and bright.

The open and spacious living room leads through to the conservatory extension which has been fabulously integrated together.

Having the two living spaces is attractive for multi generational living as well as being able to have two different types; especially for those who enjoy entertaining. The conservatory has double doors that lead out into the back garden allowing for perfect outside/inside living. There is also the benefit of underfloor heating.

The first floor fantastically encapsulates and balances the ground floor. Five bedrooms make it a brilliant family home whilst also allowing those who need to be working from home the space to do so. The fourth bedroom has cleverly been utilized as a dressing room with built in wardrobes and the second bedroom benefits from a brand newly fitted en suite bathroom. The master bedroom is beautiful and spacious with stunning built in oak wardrobes. The current family bathroom is a jack and





jill with the en suite bathroom allowing for multiple use.

Outside is simply beautiful. Wild garden to the left of the drive, laid to lawn on the right with beautiful trees lining the driveway. The rear garden has a multitude of flowers, trees and shrubs; cherry, apple and plum trees are just a mere fraction of the abundance of foliage around; with the added benefit of the automated irrigation system that waters both front and back garden, ensuring the various flowers, plants and shrubs are looked after during the dry summer months.

Services: Mains Drainage, Mains Water, Mains Electric, Mains Gas

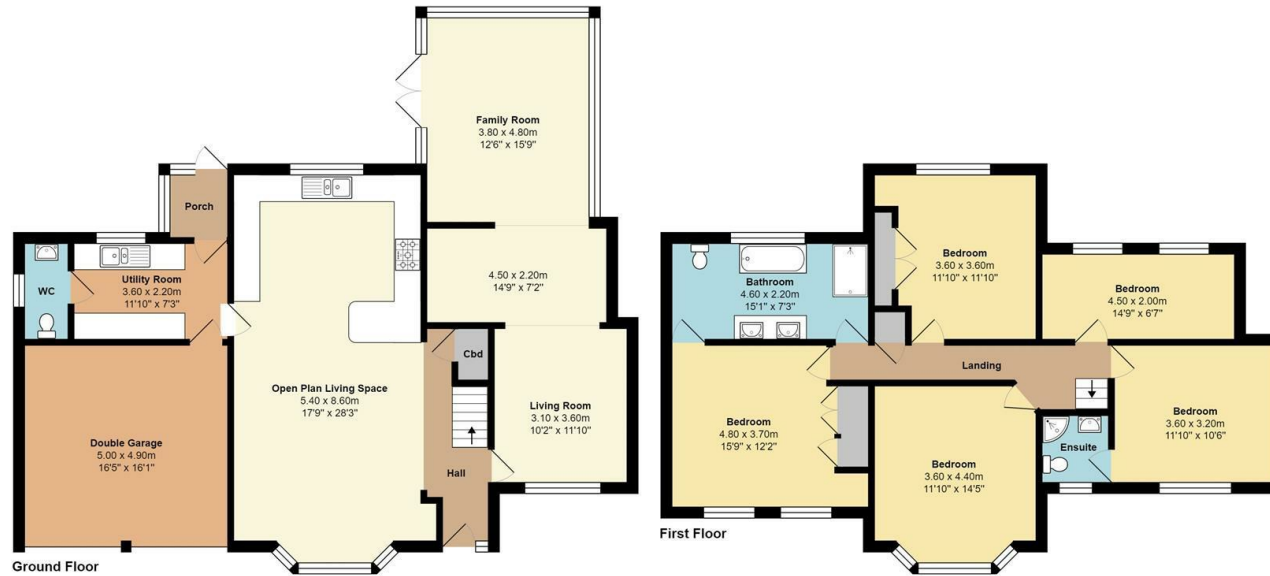
Administrative deposit:

Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. **THIS IS REFUNDABLE**





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Total Approx Area: 220.0 m² ... 2368 ft²
 All measurements of doors, windows, rooms are approximate and for display purposes only.
 No responsibility is taken for any error, omission or mis-statement.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	81	England & Wales
			EU Directive 2002/91/EC

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