



St. Catherines Hill

Worcester |

FOX TOWN & COUNTRY HOMES

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St. Catherines Hill, Worcester,

- ****NO CHAIN**** AVAILABLE IMMEDIATELY
- Walking distance to Worcester city centre
- Walk to Shrub Hill train station from your back garden
- Views of the Malvern Hills
- Large, private gardens perfect for families
- Four/five spacious bedrooms, including three generous doubles
- Large windows allowing natural light to fill the rooms
- Master bedroom with en-suite bathroom
- Family bathroom servicing the remaining bedrooms
- Three versatile reception rooms
- Elegant dining room for dinner parties
- Dual aspect sitting room with patio doors
- Dedicated home office for remote work
- Kitchen breakfast room
- Adjacent utility room for laundry and storage convenience
- Mature gardens featuring flower beds and evergreens
- Patio area perfect for alfresco dining
- Practical garden shed for storage solutions
- Parking available for several cars, ensuring convenience for you and guests





Situated within walking distance of Worcester city centre, and Shrub Hill Train Station, this stunning detached family home is a real gem, offering immense character, set within large, private gardens, this property is perfect for families seeking space and room to grow.

With an expansive layout, this home has four/five spacious bedrooms, including three generous doubles. Enjoy the views through the large bedroom windows that allow sunlight to stream through, creating a warm and inviting atmosphere. The master bedroom features an en-suite bathroom, while the family bathroom serves the remaining bedrooms.

The ground floor has three versatile reception rooms, perfect for family gatherings and entertaining. The elegant dining room sets the scene for dinner parties, while the sitting room is spacious and light with a feature fireplace. For those working from home, the dedicated home office offers a quiet space to focus and get on with your work without disruption. The family room provides a place for the children to play, seamlessly connecting to the kitchen.

The modern kitchen breakfast room is perfect for casual meals, fitted throughout with wall and base units offering ample storage. An adjacent utility room adds convenience for laundry and additional storage.





Outside are the mature gardens, featuring flower beds and evergreens that provide year-round color. The garden is mainly laid to lawn, creating ample space for children to play or for hosting summer barbecues. A patio area offers the ideal spot to enjoy alfresco dining, while a garden shed provides practical storage solutions.

Parking available for several cars, ensures you and your guests will always have a convenient place to park.

The property is situated in an extremely convenient location within walking distance to Worcester City centre offering easy access to Shrub Hill Railway Station, and direct rail links to London and Birmingham. Extensive shopping and all amenities are found in Worcester. Waitrose is your local shop,. Junction 7 of the M5 is approximately 2 miles.

Mains Water - Mains Electricity - Mains Drainage -
Mains Gas - Tax Band F

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 UPON COMPLETION**

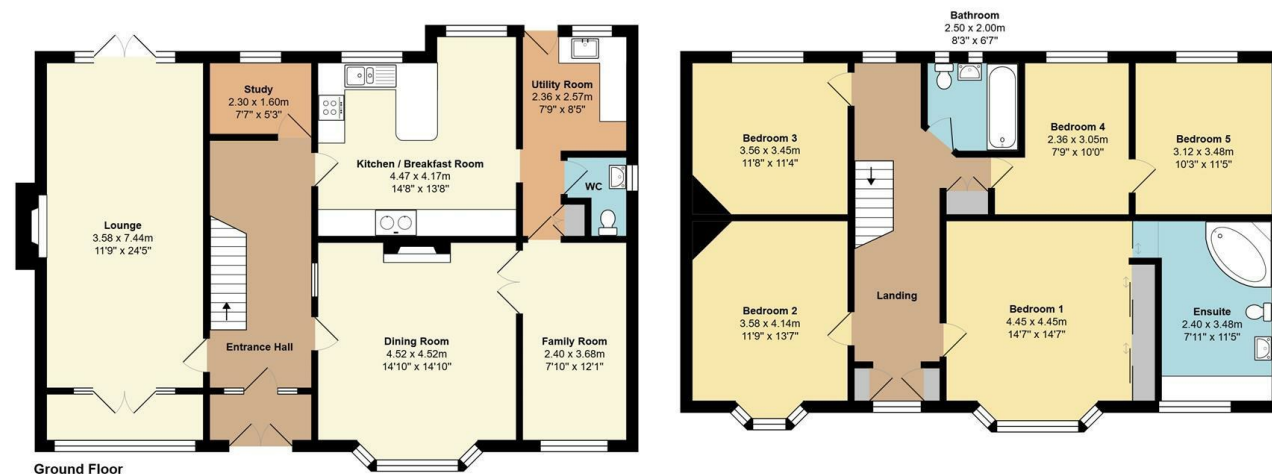




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2, St Catherines Hill, Worcester, WR5 2EA



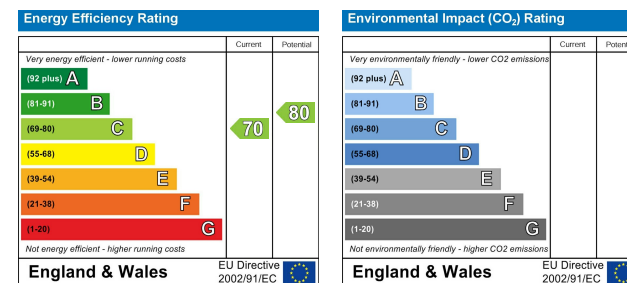
Total Approx Area: 187.0 m² ... 2013 ft²

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.



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