



**QualitySolicitors**  
**Parkinson Wright**  
**Estate Agents**



**Worboys Road, Worcester, WR2 4JJ**

**Price Guide £270,000**

- Semi Detached House
- Shower Room
- Gas Central Heating & Double Glazing
- Large Gardens
- Three Bedrooms
- Separate Downstairs W.C.
- Detached Garage
- **EARLY VIEWING ESSENTIAL**

# 11 Worboys Road, Worcester WR2 4JJ

A substantial semi detached property situated in a quiet and sought after residential area within St Johns, offering an exciting opportunity for modernisation and refurbishment. NO CHAIN. EPC - D



Council Tax Band: C





## LOCATION AND DESCRIPTION

The property is situated in a superb and convenient location within St Johns which has excellent access to transport links and Worcester city centre. There are a variety of amenities locally including shops, schools, the university and leisure facilities.

## RECEPTION HALL

Ceiling light, radiator, stairs to the first floor and doors to:-

## LOUNGE

10'0 (into bay) x 9'11 (max)

Ceiling light, front facing double glazed bay window, radiator and feature tiled fireplace.

## DINING ROOM

15'11 x 10'5

A good size reception room with ceiling light, radiator, useful under stairs cupboard, rear facing patio door opening into the conservatory with views to the garden. Door to:-

## KITCHEN

11'5 x 6'10

A galley style kitchen with ceiling light and side facing double glazed window. There is a range of wall, base and drawer units, one and a half bowl stainless steel sink with mixer tap, four ring electric hob, built in oven and space for further appliances.

## INNER HALL

Side facing door giving rear access and door to:-

## DOWNSTAIRS W.C.

Ceiling light, rear facing double glazed opaque window, radiator, wash hand basin with pedestal, low level W.C. and wall mounted 'Worcester' boiler.

## CONSERVATORY

14'9 x 8'0

A pleasant and useful space ideal for updating with access from the dining room and the inner hall off the kitchen. Rear facing and side facing windows, a poly carbonate roof and a rear facing wooden semi glazed door opening onto the patio.

## LANDING

Ceiling light, side facing double glazed window and doors to:-

## BEDROOM ONE

13'5 (max) x 9'4

A good size principal bedroom with ceiling light, front facing double glazed bay window and radiator.

## BEDROOM TWO

10'5 x 10'0

A good size double bedroom with ceiling light, rear facing double glazed window, radiator and useful built in cupboard.

## BEDROOM THREE

7'7 x 6'3

Ceiling light, front facing double glazed window, radiator and loft access.

## SHOWER ROOM

5'9 (max) x 5'5

Converted to a wet room. with ceiling light, rear facing opaque double glazed window, walk in shower, wash hand basin with pedestal and low level WC.

## OUTSIDE

To the front of the property is a lawned foregarden, slabbed driveway offer off road parking for two cars. There is side pedestrian access to the garage and the rear of the property via a wooden gate.

To the rear of the property is a large, private and enclosed garden, mainly laid to lawn, there is a slabbed patio area and a selection of mature trees and shrubs.

## SERVICES

We believe all mains services are connected to the property.



## Viewings

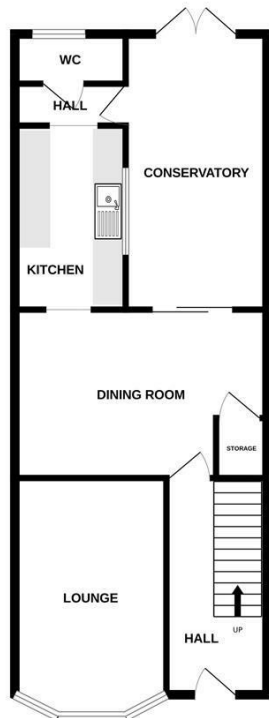
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: D

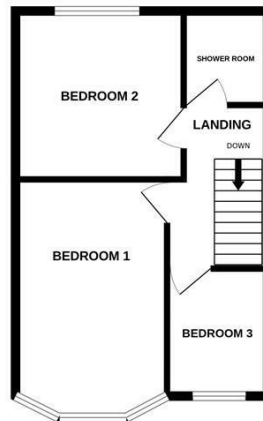
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

GROUND FLOOR  
650 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA - 1032 sq.ft. (95.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.  
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