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Parkinson Wright
Estate Agents



Greenacres Road, Worcester, WR2 5EZ

Price Guide £220,000

- Semi Detached Property
- Conservatory
- Private Gardens
- Driveway & Off Road Parking
- NO CHAIN
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Overlooking Laugharne Brook Nature Reserve
- SCOPE FOR MODERNISATION

8 Greenacres Road, Worcester WR2 5EZ

A substantial semi detached property offering well proportioned accommodation, situated in a sought after location within St Johns. Off Road Parking and Private rear garden. GOOD POTENTIAL FOR MODERNISATION. NO Chain.



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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. Access is via a semi opaque double glazed door opening into:-

RECEPTION HALL

Ceiling light, side facing double glazed opaque window, radiator, stairs to the first floor and doors to:-

LOUNGE/DINING ROOM

20'8 x 14'0

A spacious reception room offering lounge and dining areas with three ceiling lights, front facing double glazed window, radiator and a useful understairs cupboard offered ample storage. An archway opens into:-

CONSERVATORY

10'3 x 6'1

Two wall lights, radiator and rear facing double glazed doors opening onto the outside decked seating area,

KITCHEN

10'7 x 8'8

Ceiling strip light, rear facing double glazed window, side facing semi opaque double glazed door giving rear access and radiator. There are wall, base, drawer units, stainless steel sink with matching drainer and space for appliances.

DOWNSTAIRS SHOWER ROOM

Ceiling light, side facing opaque double glazed window, heated towel rail, shower cubicle with shower over, wash hand basin with pedestal and low level W.C.

LANDING

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

SEPARATE W.C.

Originally the airing cupboard this is a good use of space to provide a separate W.C. using a 'Saniflo' system.

BEDROOM ONE

11'8 x 9'10

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

BEDROOM TWO

10'5 x 10'5 (max)

Another double bedroom overlooking the garden currently used as the main bedroom with ceiling light, radiator, rear facing double glazed window offering private and open views towards Laugharne Brook Nature Reserve.

BEDROOM THREE

7'5 x 7'5

Ceiling light, rear facing double glazed window and radiator.

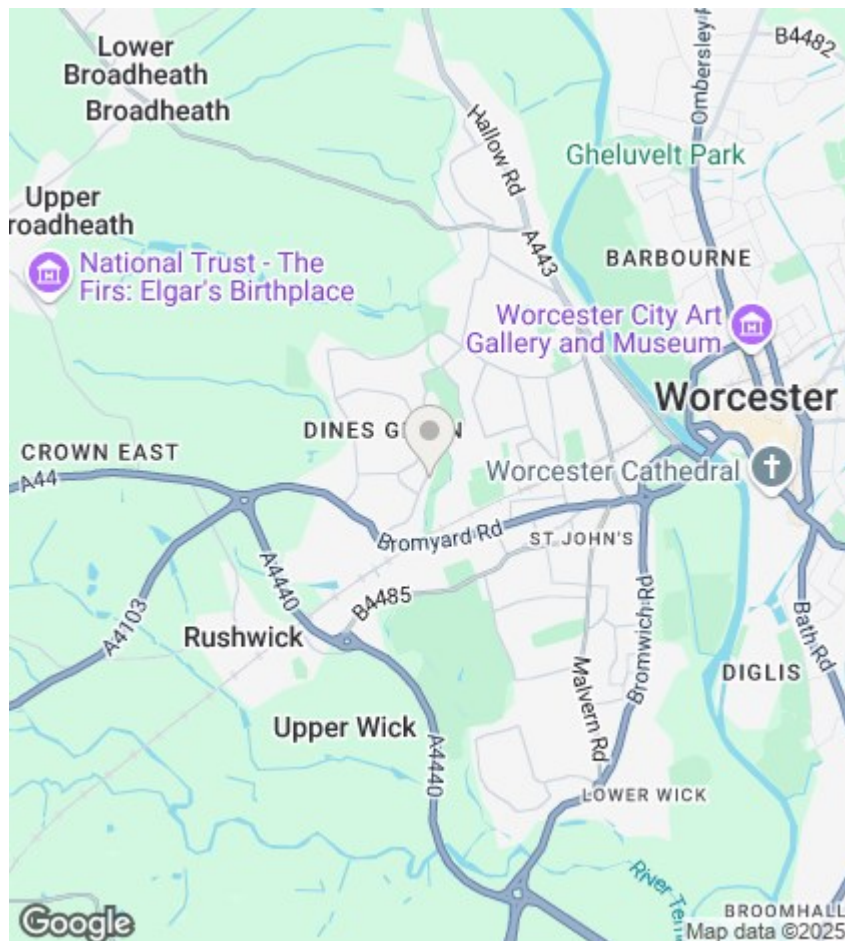
OUTSIDE

To the front of the property is a block paved driveway offering off road parking and leads to the front door. There is a wooden gate providing pedestrian access to the rear of the property.

To the rear of the property is an enclosed and very private garden with direct access to Laugharne Brook Nature Reserve via a wooden gate. There is a decked area and a wooden shed. The property lends itself for re-design and landscaping.

SERVICES

We believe all mains services are connected to the property.



Viewings

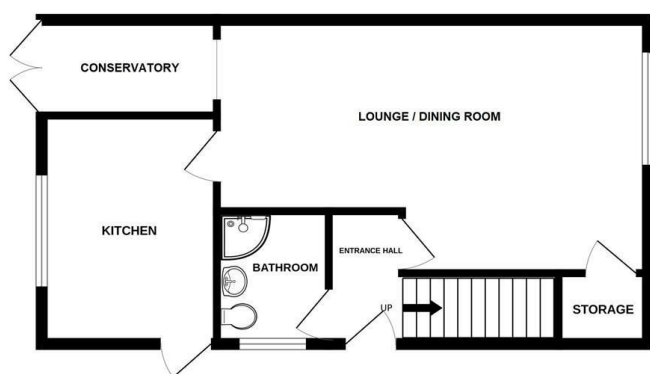
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: D

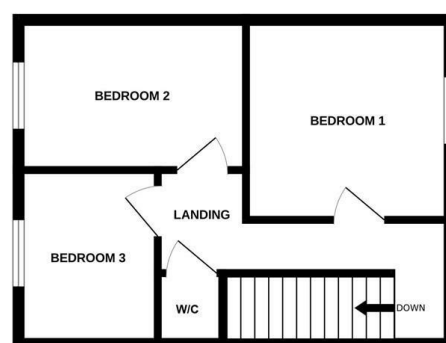
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 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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