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Parkinson Wright
Estate Agents



Comer Road, Worcester, WR2 5HX

Price Guide £510,000

- Traditional Semi Detached Period Property
- Established and Popular Location
- Five Bedrooms
- Cellar
- Off Road Parking
- Character Features
- Two Reception Rooms
- Three Bathrooms
- Gas Central Heating & Double Glazing
- EARLY VIEWING ESSENTIAL TO BE APPRECIATED

51 Comer Road, Worcester WR2 5HX

An exciting opportunity to acquire this much loved, beautifully presented, deceptively spacious semi detached period property with a host of character features offering spacious and flexible accommodation set over three floors. Situated in a convenient and sought after location within St Johns
***** MUST BE SEEN TO BE APPRECIATED*****

 5  3  2  E

Council Tax Band: E





LOCATION AND DESCRIPTION

Situated in a central location within the well regarded area of 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. The property is a beautiful period home with a wealth of charm and character, that has been a family home for a number of years. Access is via a solid wooden front door under an ornate storm porch with tiled floor and light opening into:-

RECEPTION HALL

26'1 x 4'11

A welcoming entrance to the property with two ceiling lights, radiator, stairs to the first floor, attractive tiled floor and doors to:-

SITTING ROOM

16'10 (into bay) x 14'6

A spacious, charming, light and airy reception room with high ceilings, ceiling light, coving, picture rail, large front facing double glazed sash bay window allows plenty of natural light, two radiators and an attractive ornamental wood fireplace which forms a focal point to the room with tiled hearth, wooden mantle over and ornamental gas fire inset.

DINING ROOM

13'5 x 12'11

Another attractive reception room currently used as a second sitting room with views and access to the garden. Ceiling light, rear facing double glazed French doors opening onto an outside courtyard area, two radiators, wooden floor boards and a feature open fireplace with tiled detail, tiled hearth and mantle over.

KITCHEN/BREAKFAST ROOM

21'10 x 11'6 (both max)

A light, sunny and sociable room combining spacious kitchen and dining areas with recessed ceiling spotlights, side and rear facing double glazed sash windows, side facing part double glazed door opening onto the garden and radiator. A feature of this room is the brick open fireplace which lends itself to having a log burner installed. Loft access providing ample storage. The contemporary kitchen consists of a range of wall, base and drawer units, tiled splash back, one and a half bowl stainless steel sink, matching drainer, mixer tap, 'Rangemaster' with five ring gas hob, two fan electric ovens under, 'Rangemaster' extractor fan over and integrated appliances to include fridge, freezer and dishwasher. There is a cupboard in the dining area where the washing machine is concealed.

DOWNSTAIRS W.C.

7'10 x 5'4

Ceiling light, side facing double glazed sash window, radiator and cupboard housing a wall mounted boiler. There is a two piece white suite consisting of wash hand basin and low level W.C.

CELLAR

29' x 14'4" (total area both max)

With light and power, separated into two areas a spacious cellar currently used for storage offering an ideal renovation project.

LANDING

19'9 x 6'2

A spacious landing with ceiling light, two wall lights, airing cupboard housing the hot water tank, useful shelving and space for storage, loft access and doors to:-

BEDROOM ONE

16'9 (into bay) x 14'3

A spacious principal bedroom suite with an attractive front facing double glazed sash bay window allowing for plenty of natural light, ceiling light, radiator, ornamental fireplace, wooden floor boards and two triple fitted wardrobes with hanging and shelving. Door to:-

ENSUITE SHOWER ROOM

8'1 x 5'0 (both max)

Ceiling light, front facing double glazed sash window and heated towel rail. There is a three piece white suite consisting of separate shower cubicle, wash hand basin with pedestal and low level W.C.

BEDROOM TWO

13'10 x 13'2

Another good size double bedroom with ceiling light, rear facing double glazed sash window, radiator and wooden floorboards. An ornamental fireplace is an additional feature and focal point to this bedroom.

BEDROOM THREE

11'6 x 11'2

A good size single bedroom with ceiling light, side facing double glazed sash window and radiator.

BATHROOM

9'4 x 7'10

Recessed ceiling spotlights, side facing double glazed sash window and heated towel rail. There is a four piece white suite consisting of bath with shower attachment, separate shower cubicle, wash hand basin with pedestal and low level W.C.

SECONDARY LANDING

12'2 x 7'0

A further staircase leads from the first floor landing. Ceiling light, rear facing double glazed 'Velux' window and doors lead to two bedrooms and a separate shower room. This part of the property lends itself to become a separate self contained area.

BEDROOM FOUR

18'3 (max) x 16'4

A double bedroom with three wall lights and ceiling light, side facing double glazed sash window with open views towards the Malvern Hills, loft access and radiator.

BEDROOM FIVE

15'9 x 5'6

Ceiling light, front facing double glazed sash window, radiator and range of built in cupboards.

SHOWER ROOM

8'1 x 7'5

Ceiling light, two wall lights, rear facing double glazed 'Velux' window and radiator. There is a three piece white suite consisting of shower cubicle, wash hand basin with pedestal and low level W.C. This room has the added bonus of a large eaves storage area.

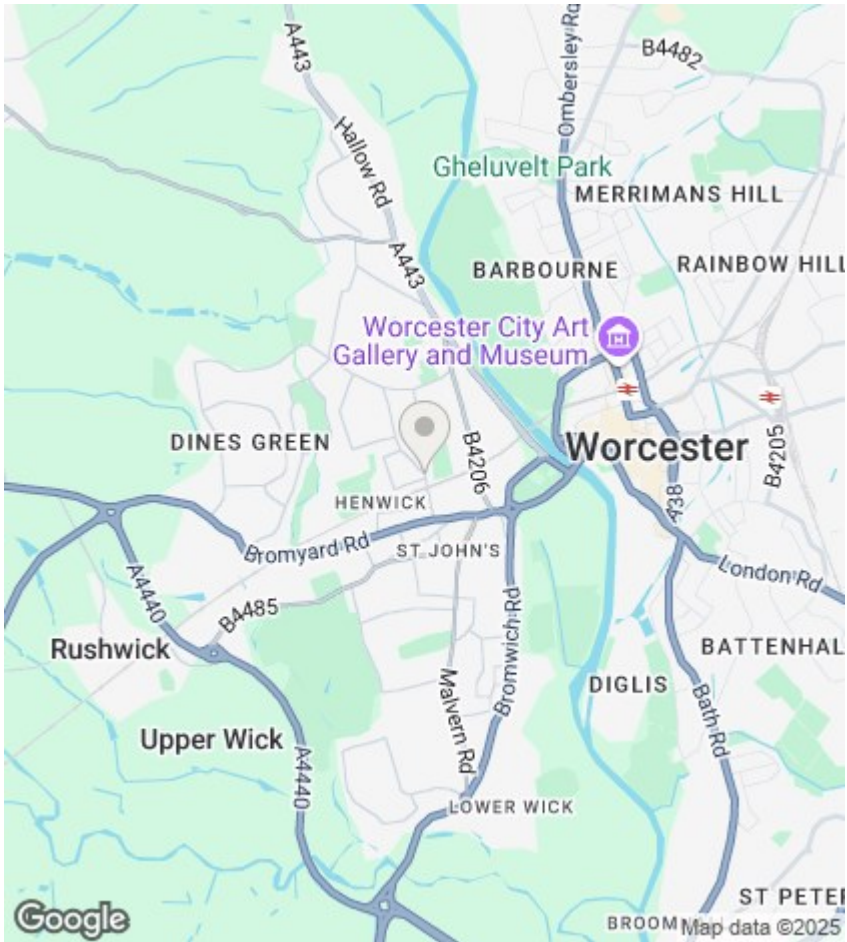
OUTSIDE

To the front of the property is a paved and gravel area offering off road parking for one vehicle. A wrought iron gate opens onto a paved path leading to the front door. There is an attractive fore garden with a range of planted borders with a selection of mature shrubs and side pedestrian access via a wooden gate leading to the rear of the property.

To the rear of the property is an enclosed and very private mature south facing garden mainly laid to lawn with a selection of borders, mature trees and shrubs and a paved courtyard providing a seating area. There is an ornamental fishpond and wooden playhouse in situ.

SERVICES

We believe all mains services are connected to the property. Please note these have not been verified.



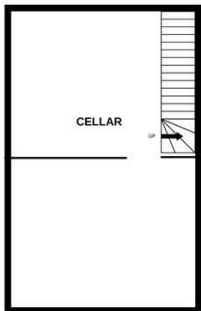
Viewings

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

EPC Rating: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		

BASEMENT
460 sq.ft. (42.7 sq.m.) approx.



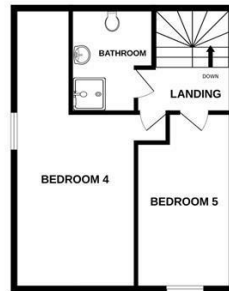
GROUND FLOOR
863 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR
747 sq.ft. (69.4 sq.m.) approx.



2ND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 2558 sq.ft. (237.7 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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