



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



**Oldbury Road, Worcester, WR2 6JJ**

**Price Guide £329,950**

- Detached Bungalow
- Breakfast Kitchen
- Garden, Garage & Parking
- MUST BE SEEN TO BE APPRECIATED
- Separate Lounge & Three Bedrooms
- Gas Central Heating & Double Glazing
- NO CHAIN



# 209 Oldbury Road, Worcester WR2 6JJ

A rare opportunity to acquire a detached three bedroomed bungalow with separate lounge and kitchen diner, in the St Johns and Henwick area of Worcester. The property benefits from gas central heating, double glazing, garden, garage and parking. NO CHAIN, MUST BE SEEN TO BE APPRECIATED.  
EPC - D



Council Tax Band: D





## LOCATION & DESCRIPTION

Situated in an extremely convenient location within the desirable area of St Johns and Henwick 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 three bedroomed detached bungalow with separate lounge. Access via a double glazed door into;

## HALLWAY

'L' shaped with two ceiling lights, sun tube, radiator, access to loft, consumer unit, built in cupboard housing the wall mounted Alpha combination boiler (new) and a further built in cloaks cupboard with double doors and hanging rail. Doors radiating to;

## LIVING ROOM

13'4" max x 12'10" max

A light and airy front facing living room with ceiling light, two wall uplighters, front facing large double glazed bay window, radiator and a fireplace with marble hearth and wooden surround, which could become a focal point to the room.

## BREAKFAST KITCHEN

12'2" max x 7'8" max

A breakfast kitchen with two ceiling lights, side facing double glazed window and door leading to the garden, radiator. The kitchen comprises of base and wall units with work surfacing over and tiled splashbacks, single bowl stainless steel sink with drainer, electric oven and extractor above, appliance spaces and plumbing for washing machine. Opening to the;

## DINING AREA

9'9" max x 9'1" max

With ceiling light fitting, two wall uplighters, front facing double glazed window and radiator.

## BEDROOM ONE

14'4" x 11'5"

Two ceiling light fittings, coving, rear double glazed window and radiator.

## BEDROOM TWO

11'2" x 11'2"

Two ceiling light fittings, coving,, rear double glazed window and radiator.

## BEDROOM THREE

8'9" x 11'3"

Ceiling light fitting, coving, side facing double glazed window and radiator.

## BATHROOM

7'4" x 6'2"

Ceiling light fitting, double glazed window and radiator. Suite comprises of bath with electric shower over, WC and basin with pedestal.

## OUTSIDE

To the front of the property there is a block paved driveway leading to a further parking area and in turn, giving access to the Garage and pedestrian wooden gate to rear garden

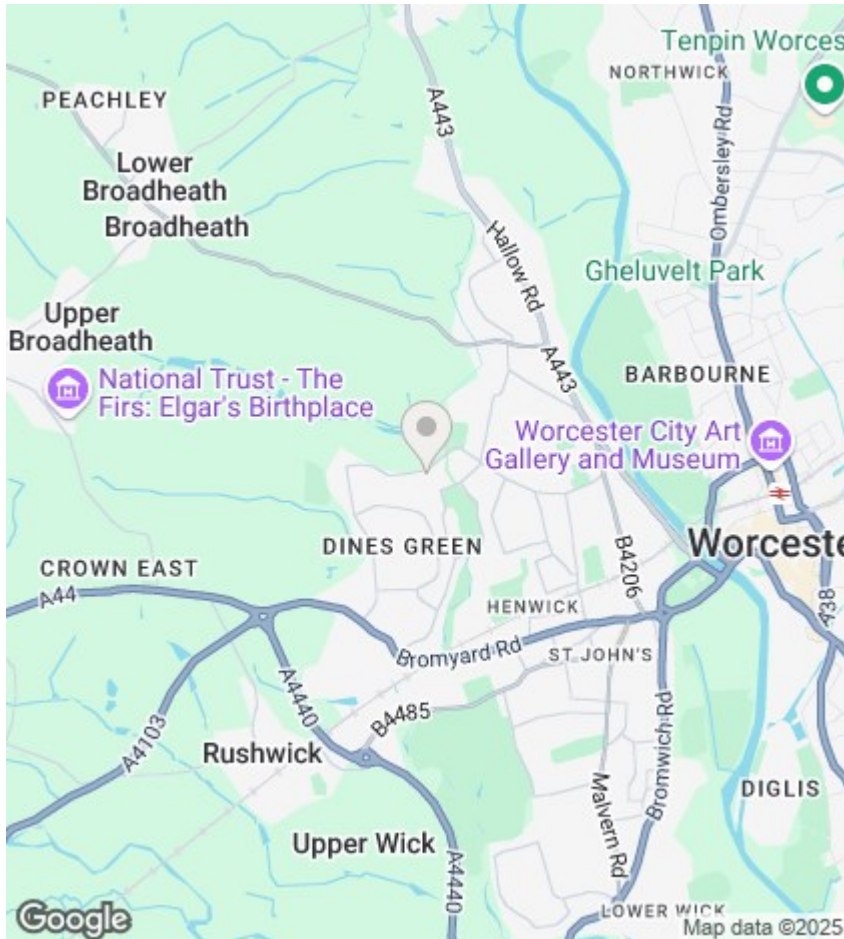
To the rear of the property there is a slabbed patio area leading to multiple levels of the garden, area of lawn with borders and fencing to boundaries. This really is a pleasant outdoor area.

## GARAGE

Single garage with metal up and over door, recent new felt covering to roof, power and lighting.

## SERVICES

We believe all mains services to be connected, although this is subject to legal verification.



## 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>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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