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Parkinson Wright
Estate Agents



Bath Road, Worcester, WR5 3ER

Price Guide £375,000

- Victorian Middle Terraced Property
- Four Bedrooms
- Cellar
- Gardens
- FULLY RENOVATED
- Two Spacious Reception Rooms
- Two Bathrooms
- Rear Off Road Parking
- Gas Central Heating & Double Glazing
- EARLY VIEWING ESSENTIAL TO APPRECIATE

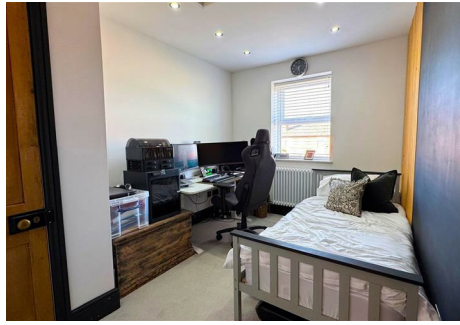
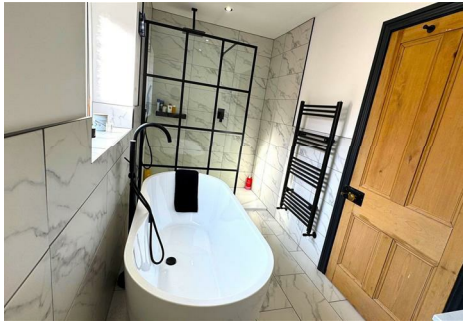
176 Bath Road, Worcester WR5 3ER

A spacious and well presented Victorian terrace property having been extended and completely renovated in 2023 by the present owner to a high standard to include complete rewire and central heating system. Situated in a convenient location south of the city close to the M5 junction 7 and within walking distance to the city centre and river side walks. EPC - TBC.



Council Tax Band: B





LOCATION & DESCRIPTION

A beautifully presented and well maintained four bedroom Victorian middle terrace home combining original character with modern touches. Fully renovated throughout to an impeccably high standard, this spacious, elegant, light and airy property offers a wealth of period and contemporary features, must be seen to be appreciated. The property is situated close to the heart of Worcester city centre in a superb position for rail links with Foregate Street station within walking distance. There a variety of amenities locally including a wide range of shops, Worcester library, cinemas, pubs, restaurants and leisure facilities. There are nursery, primary and high schools and Worcester University buildings all nearby. Access is via a part opaque double glazed composite front door opening into:-

RECEPTION HALL

20'4 x 5'10

A spacious and welcoming entrance to the property with stripped wooden floors, doors and stairs case, two ceiling rose light points, stairs to the first floor and doors to:-

DINING ROOM

14'7 (max) x 13'9 (into bay)

A spacious light and airy reception room with decorative ceiling rose light point, front facing double glazed bay window allowing plenty of natural light, two radiators and feature fireplace with mantle over and tiled hearth.

SITTING ROOM

12'10 x 12'5 (max)

A cosy reception room overlooking the garden with decorative ceiling rose light point, rear facing double glazed French doors opening onto the garden, two radiators and a brick open fireplace making this a feature of the room.

KITCHEN

14'3 x 8'10

Recently fitted kitchen with recessed ceiling lights, side facing double glazed window, radiator and breakfast bar for dining. There are a range of contemporary wall, base and drawer units offering ample storage space, complimentary tiled splashback, 'Cruisemaster' range style cooker with a five ring gas hob, built in double oven under, extractor fan over, one and a half bowl stainless steel sink with a modern mixer tap with swivel spout, integrated dishwasher, wall mounted combination 'Worcester Bosch Greenstar 8000 boiler concealed within a double floor to ceiling cupboard and space for an American fridge and freezer. Door to:-

INNER PORCH

Recessed ceiling lights, side facing part opaque double glazed composite door giving access to the rear and cupboard housing the washing machine.

SHOWER ROOM

Recently fitted with recessed ceiling lights, rear facing opaque double glazed window, traditional radiator combining a heated chrome towel rail and complimentary tiling to walls and floor. There is a three piece suite consisting of walk in shower cubicle with overhead rainfall shower head, separate shower attachment, wash hand basin with chrome heated towel rail and a low level WC.

CELLAR

19'0 x 15'9 (max)

Accessed from the reception hall steps lead down to a spacious cellar with radiator, light and power. Offering good storage space or the potential to convert to further accommodation.

LANDING

17'3 x 5'11

A spacious split level landing with 3 ceiling lights, insulated loft accessed with a pull down ladder, light, and boarded for storage. Doors to:-

BEDROOM ONE

12'9 (max x 11'10

A spacious principal bedroom with decorative ceiling rose light point, front facing double glazed window, two radiators and feature period fireplace.

BEDROOM TWO

12'6 (max) x 12'11

A spacious double bedroom with decorative ceiling rose light point, rear facing double glazed window, two radiators and feature ornamental fireplace.

BEDROOM THREE

11'0 x 8'3

Another double bedroom with decorative ceiling rose light point, rear facing double glazed window, loft access, radiator and useful built in cupboard.

BEDROOM FOUR

A single size bedroom currently adapted to use as a dressing room. decorative ceiling rose light point, front facing double glazed window and radiator.

FAMILY BATHROOM

12'2 x 5'6

Newly fitted bathroom with recessed ceiling lights, side facing opaque double glazed window. ladder style heated towel rail and complimentary tiled walls and floor. There is four piece white suite consisting of a walk in double shower cubicle with overhead rainfall shower head, separate shower attachment, free standing bath with a separate bath/shower mixer attachment, wash hand basin with cupboards under and a low level WC.

OUTSIDE

To the front of the property is a gravel fore garden, steps leading up to the front door.

To the rear of the property is an attractive, low maintenance and fully enclosed south facing garden with wooden fencing and a wooden gate which gives rear pedestrian access to the parking area.. A paved patio area leads to an artificial lawn and a raised border with planted shrubs. There is a brick barbecue area perfect for outdoor dining and entertaining. The parking area is a combination of gravel and block paving offering off road parking for two cars and benefits from an electric charging point.

SERVICES

We believe that all mains services are connected to the property but have not been verified by the agent.



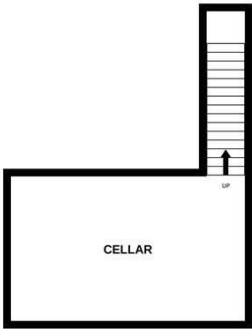
Viewings

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

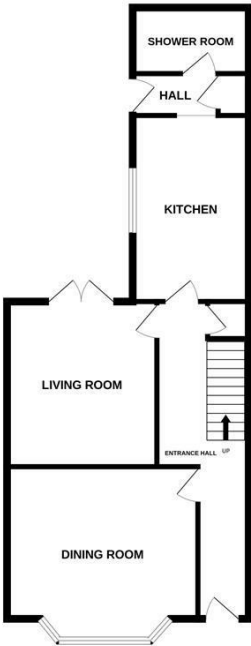
EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

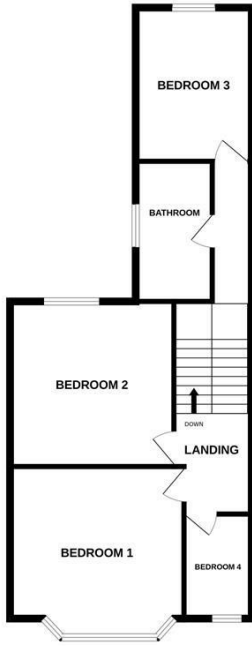
BASEMENT
260 sq.ft. (24.2 sq.m.) approx.



GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1586 sq.ft. (147.4 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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