



**26 Orchard Grove, Littleworth**  
Worcester

Guide Price **£275,000**



## 26 Orchard Grove

Littleworth, Worcester

- NO ONWARDS CHAIN
- Three-Bedroom Home – A spacious property offering excellent potential for personalisation & modernisation
- Large 19'0 x 14'9 Kitchen/ Breakfast room/ Snug
- 17'5 x 11'5 Living room, with an open 10'10 x 8'0 single story extension, with sliding doors to the garden
- Versatile Ground Floor Layout – Includes a utility room, ground floor WC, and integrated storage
- Single story extension
- Beautifully landscaped rear garden, with rear access.
- Parking to the rear
- Located in the desirable village of Littleworth, close to Worcester & Pershore
- Excellent commuter links to London, Birmingham & Bristol

Council Tax band: B

Tenure: Freehold

EPC: Awaiting EPC

Local District Council: Wychavon

NO ONWARD CHAIN - Occupying a desirable position within the sought-after village of Littleworth, this charming three-bedroom home presents an exciting opportunity to acquire a property for those seeking a home with scope to modernise and personalise to their own tastes.

Number 26 is offered with a perfect blend of rural charm and convenient access to Worcester and Pershore. A generously proportioned 19'0 x 14'9 kitchen/breakfast room/snug forms the heart of the home, offering a superbly versatile space for modern family living. The well-appointed kitchen provides ample worktop and storage space, seamlessly flowing into a relaxed breakfast and snug area ideal for everyday dining or informal seating. With plenty of room for a large table and soft furnishings, this bright and sociable room is perfectly suited to entertaining, family life, or simply unwinding, creating a warm and welcoming hub for the property.

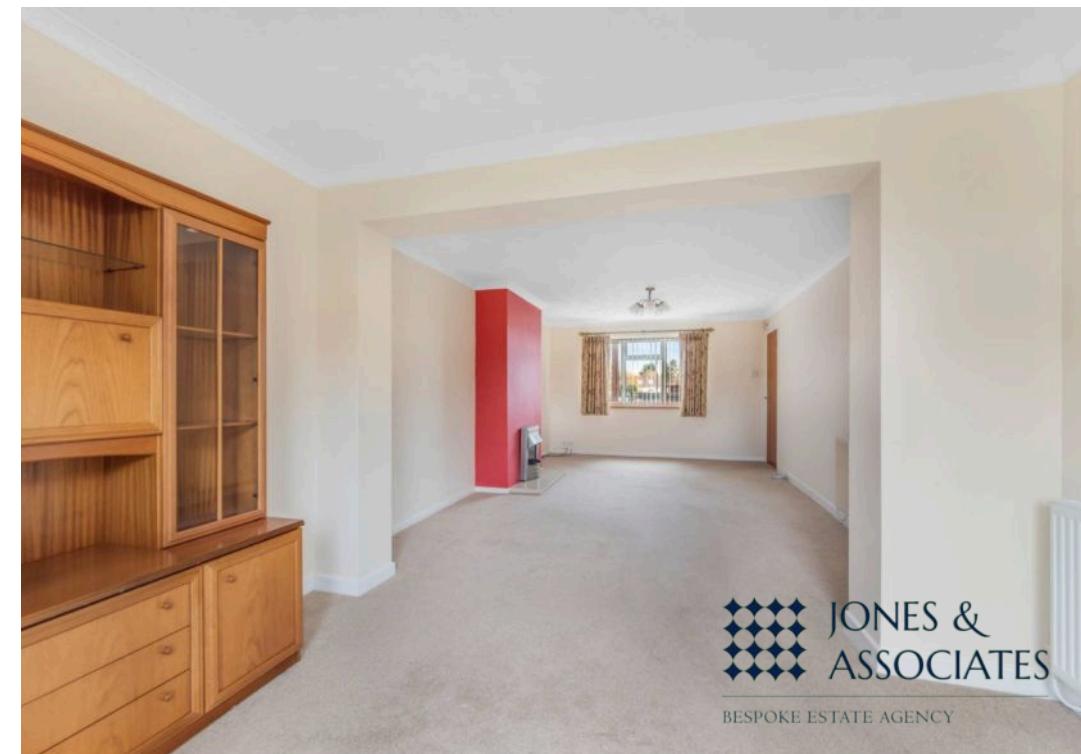
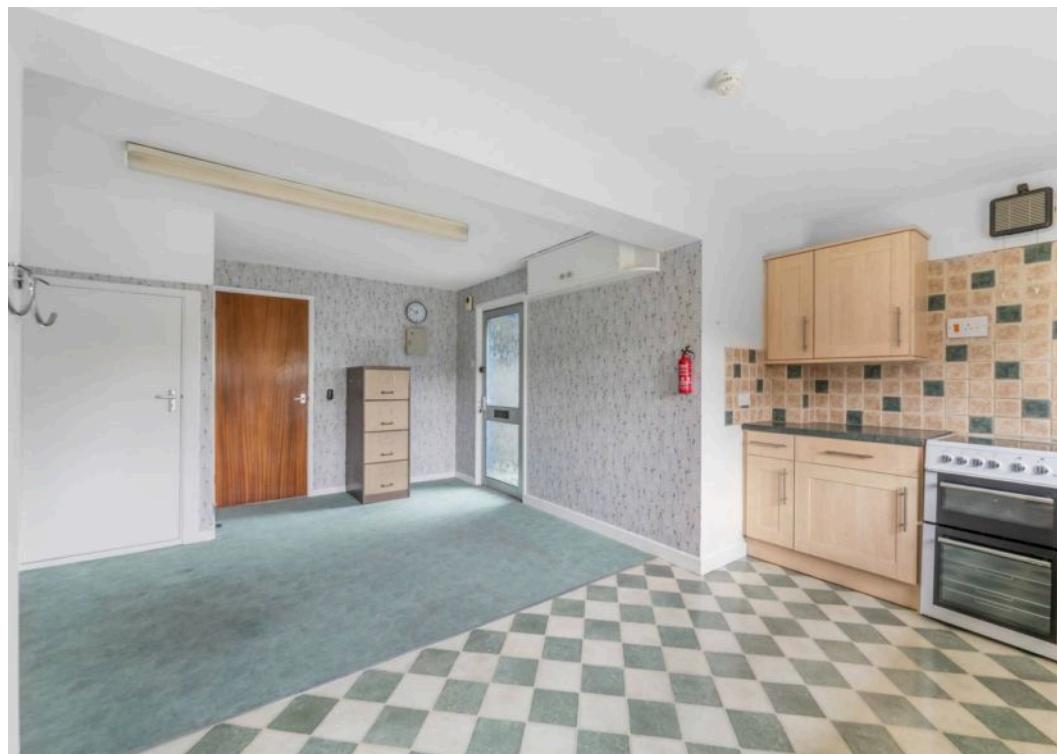
The ground floor features a generous 17'5 x 11'5 living room, seamlessly extended by a 10'10 x 8'0 single-story addition, creating a bright and airy open-plan space with sliding doors leading directly to the rear garden.

The versatile layout includes a practical utility room, a ground-floor WC, and integrated storage solutions, ensuring ample space for every-day living. Upstairs, three well-proportioned bedrooms provide comfortable accommodation for families or professionals.

The property benefits from double glazing, gas central heating, and is offered with no onwards chain, making for a straightforward purchase process.

The beautifully landscaped garden is a standout feature, thoughtfully designed to provide a tranquil outdoor retreat. The garden is laid mainly to lawn, complemented by mature borders and a patio area, perfect for alfresco dining or entertaining guests.









# Orchard Grove

Approximate Gross Internal Area  
Total = 110.9 sq m / 1194 sq ft

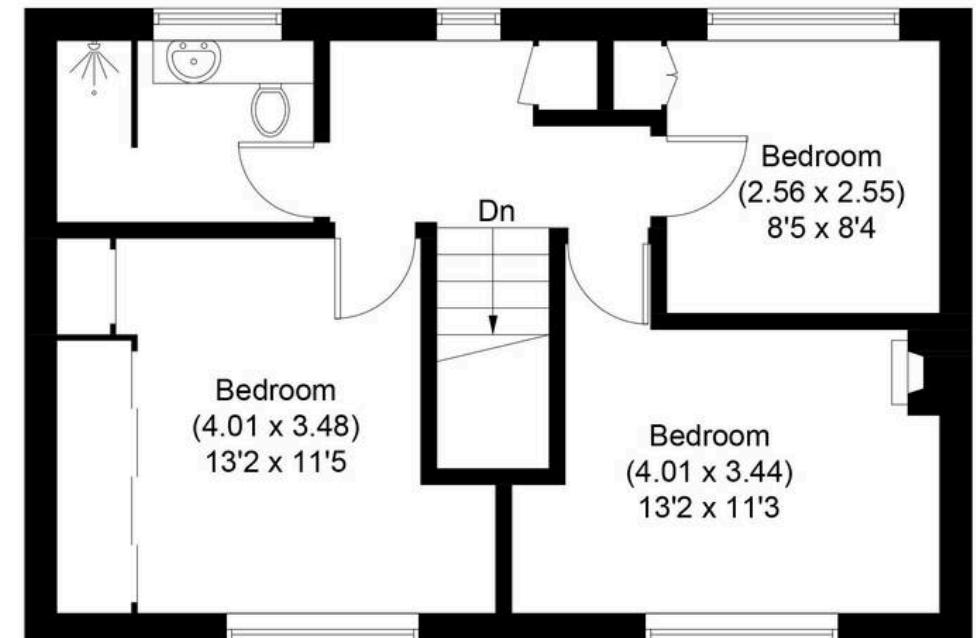
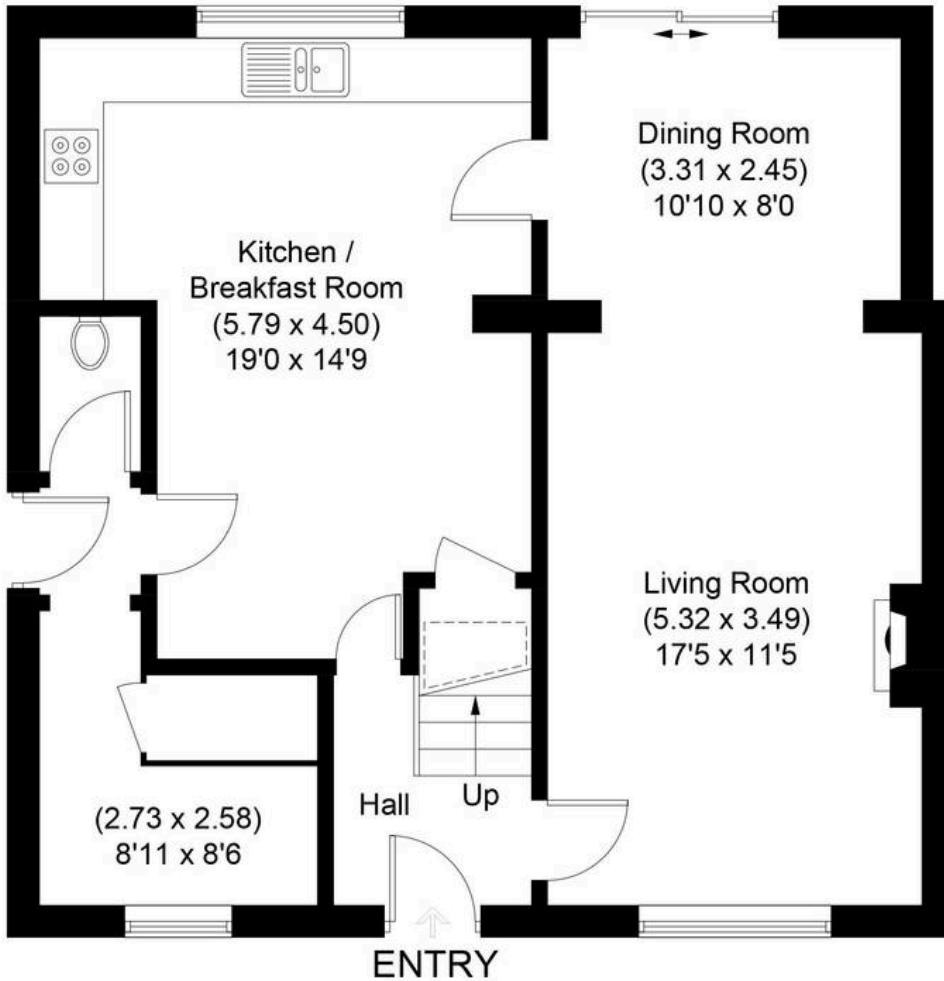


Illustration for identification purposes only, measurements are approximate,  
not to scale.



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