







### Property Description

Nestled in the sought-after residential area of St John's, Worcester, this charming three-bedroom semi-detached property offers an excellent opportunity for families or first-time buyers.

#### Property Highlights:

- o First Floor: Three well-proportioned bedrooms and a family bathroom.
- o Ground Floor: A spacious living area featuring a bay window that floods the room with natural light, a functional kitchen, and a bright conservatory. The property also boasts several outhouse style buildings which are prime for an extension, subject to the relevant permissions.
- o Outdoor Space: A generous-sized private garden perfect for entertaining, and off-road parking at the front for added convenience.

Conveniently located close to local amenities, schools, and transport links, this home provides a fantastic balance of comfort and practicality.

Viewing is highly recommended. Contact us today to arrange a visit!

### Ground Floor

#### Entrance Porch

Front facing UPVC glazed window.

Door leading to the Entrance Hall.

#### Entrance Hall

Front facing glazed window, two pendant ceiling lights and a radiator.

Part glazed door to the living room and kitchen.

Stairs leading to the first floor.

#### Living Room

13' 7" max x 13' 2" ( 4.14m max x 4.01m )

Front facing UPVC double glazed bay window, ceiling light, radiator and a feature fireplace with a remote control electric fire.

Part glazed door to the dining room.

#### Dining Room

10' 4" max x 9' 6" ( 3.15m max x 2.90m )

Ceiling light and radiator.

Patio doors leading to the conservatory.



## Conservatory

9' 2" x 11' 2" ( 2.79m x 3.40m )

Rear facing single glazed windows, ceiling light with fan and tiled flooring.

Wooden door to the garden.

## Kitchen

10' 4" max x 9' 9" ( 3.15m max x 2.97m )

Range of wall and base units, stainless steel sink and drainer unit, four ring electric hob, integrated level electric oven, space for a fridge and freezer, spotlights and a wall mounted Worcester Bosch boiler.

## Rear Porch

W. C and a storage.

## First Floor

### Landing

Single facing original UPVC double glazed window, pendant ceiling light and access to the loft.

Doors to the all bedrooms and bathroom.

### Bedroom One

14' 5" max x 10' 8" ( 4.39m max x 3.25m )

Front facing UPVC double glazed bay window, ceiling light, radiator and a built in wardrobe with a hanging rail.

### Bedroom Two

13' 9" max x 8' 9" ( 4.19m max x 2.67m )

Rear facing UPVC double glazed window, pendant ceiling light, radiator, hot water tank and a built in wardrobe.

### Bedroom Three

8' 5" max x 8' 9" max ( 2.57m max x 2.67m max )

Front facing UPVC double glazed window, pendant ceiling light, wall light fitting and a radiator

### Shower Room

Rear and side facing UPVC double glazed windows, wash hand basin, wall mounted mirror bath cabinet, electric shower with a tiled splashback, spotlights, wall light fitting and a radiator.

## Outside

### Outside Front

To the front of the property is a slabbed driveway leading to the front of the property.

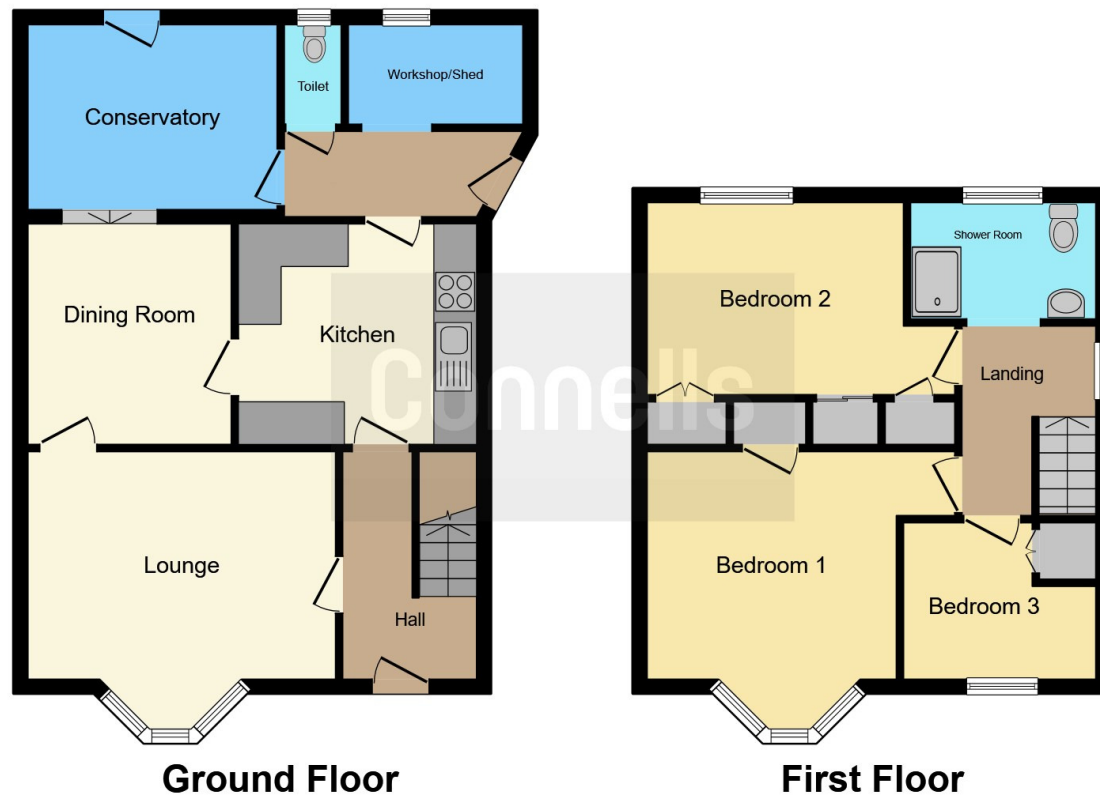
### Outside Rear

To the rear of the property is a patio area with a path leading through the middle of the garden. There is artificial grass, shrubbery borders, storage shed and an outside tap.

## Services

All mains and services are connected to the property. Also a new gas meter has been installed.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WOR315067](http://connells.co.uk/Property/WOR315067)**



Tenure: Freehold



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