



Connells

Bath Road
Worcester



Property Description

Situated on the ever-popular Bath Road in Worcester, this three-bedroom semi-detached home offers spacious and versatile accommodation within easy reach of local amenities, reputable schools, and excellent transport links.

The property features an entrance hallway leading to the lounge, dining room and a generous kitchen. To the rear, a highly practical downstairs wet room provides additional convenience for modern family living.

Upstairs, you will find three well-proportioned bedrooms along with a family bathroom, offering comfortable accommodation for couples, families, or those looking for extra space.

Outside, the property boasts a tiered rear garden, providing multiple levels.

With its superb location and flexible layout, this home presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

** The Property needs modernisation throughout. **

Ground Floor

Entrance Hall

Radiator and wooden flooring.

Access down to the cellar.

Living Area

11' 11" x 11' 10" (3.63m x 3.61m)
Front facing single glazed bay window, ceiling light, fireplace, radiator and wooden flooring.

(Measurements exclude the bay window.)

Dining Area

13' 1" x 10' (3.99m x 3.05m)
Single glazed patio doors to the rear, ceiling light, radiator and wooden flooring.

Doors to the rear garden.

Kitchen

10' 5" x 9' 5" (3.17m x 2.87m)
Side facing single glazed window, ceiling light, wall and base units, part tiled walls, stainless steel sink and drainer unit, radiator and tiled flooring.

Door to the side.

Wet Room

Wet room.

Rear facing single glazed window, W.C, wash hand basin, walk in shower and partly tiled walls.

First Floor

Landing

Loft access, storage cupboard, radiator and wooden flooring.

Bedroom One

15' 10" x 11' 11" (4.83m x 3.63m)

Two front facing single glazed windows, ceiling light, radiator and carpet flooring.

Bedroom Two

12' 11" x 10' 1" (3.94m x 3.07m)

Rear facing single glazed window, ceiling light, radiator and carpet flooring.

Bedroom Three

10' 9" x 9' 6" (3.28m x 2.90m)

Rear facing single glazed window, ceiling light, boiler cupboard, radiator and carpet flooring.

Bathroom

Side facing single glazed window, ceiling light, W.C, wash hand basin, bath with shower, part tile walls and a radiator.

Outside

Outside Front

To the front of the property is a small, gravelled area with parking for a small car. There is a path to the side leading to the front door.

Outside Rear

A gated side access leads to the courtyard with steps leading up to an enclosed lawned garden having mature shrub borders.

Services

All main services are connected to the property.





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

To view this property please contact Connells on

T 01905 611 411
E worcester@connells.co.uk

3 Foregate Street
 WORCESTER WR1 1DB

EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/WOR315638



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WOR315638 - 0003