



50 Woolhope Road

Worcester, WR5 2AS

Andrew Grant

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3 Bedrooms 1 Bathrooms 2 Reception Rooms

A beautifully presented three bedroom semi-detached Victorian home offering spacious accommodation, a newly renovated bathroom and charming garden close to city amenities.

- Attractive semi-detached Victorian home recently redecorated with new windows, carpets and boiler, providing a blank canvas for personalisation
- Period features include bay windows, open fireplaces with decorative surrounds and polished wooden floorboards
- Secluded rear garden with courtyard, gravel terrace, lawn and mature hedging plus a low-maintenance front garden
- On-street parking available in this established residential area
- Popular south side location between London Road and Battenhall Road, close to schools, amenities and transport links

This charming Victorian house combines period character with modern comfort. An inviting hallway leads to a bay-fronted living room with fireplace, a separate dining room and a well-equipped kitchen opening to a utility and cloakroom. Three generous bedrooms are arranged over the upper floors alongside a newly refurbished bathroom and useful study. Outside there is a private rear garden with patio and lawn and a low-maintenance frontage, all within easy reach of Worcester's amenities.

1365 sq ft (126.7 sq m)





The living room

At the front of the house a generous living area offers space for relaxation and entertaining. A distinctive bay window draws the eye to the period open fireplace with its carved wooden surround and cast-iron insert. Alcove shelving provides display space, while the layout flows naturally into the hallway for connection with the rest of the home.



The dining room

This versatile rear dining room is ideal for family meals and special occasions alike. It features polished wide-plank floorboards and an ornate cast-iron fireplace set on a brick hearth. A window looks over the courtyard garden and a doorway links directly with the kitchen for ease of serving.





The kitchen

The spacious kitchen is fitted with a range of wood-fronted wall and base cabinets and dark work surfaces incorporating a one-and-a-half bowl sink with mixer tap. Integrated appliances include a gas hob and electric oven, and there is ample space for further appliances or a breakfast table. Understairs storage and a door to the utility room and cloakroom with wash basin and WC enhance practicality.





The primary bedroom

Occupying the second floor, the principal bedroom provides a peaceful retreat away from the main accommodation. The loft conversion showcases characterful sloping ceilings with exposed timber beams and twin Velux windows. There is plenty of floor space for bedroom furniture, while a balustrade encloses the staircase.





The second bedroom

Positioned on the first floor, the second bedroom is a well-proportioned double suited to guests or family members. A large window overlooks the frontage and allows natural light in. Freshly decorated walls and neutral flooring offer a blank canvas for personal style.





The third bedroom and study

Also on the first floor is a further double bedroom with a rear-facing window enjoying views over the garden and room for freestanding furniture. Adjacent to it, the study has a sloping ceiling and a window allowing in light, making it a valuable space for home working, a nursery or a walk-in wardrobe. Both rooms are accessed from the galleried landing, which leads to the bathroom and stairs to the loft.





The family bathroom

Since the photography was taken, the family bathroom has been significantly renovated to create a stylish space. A freestanding roll-top bath with claw-and-ball feet sits opposite a large double shower enclosure with a power shower. A pedestal washbasin and low-level WC complete the suite, with the addition of a frosted window for privacy and an airing cupboard.



The garden

Outside, a door from the utility leads to a secluded courtyard that opens onto a gravelled terrace. Stepping stones connect to a larger enclosed lawn bordered by mature hedging and panel fencing, offering room for play or planting. The layout provides distinct areas for dining and relaxation, and a gate at the end allows access back to the front of the property.



Location

Situated on the south side of Worcester between London Road and Battenhall Road, this attractive Victorian home is part of a sought-after neighbourhood characterised by similar period properties. Residents enjoy excellent access to popular primary and secondary schools, as well as a wide range of local shops, cafes and everyday amenities. Worcester city centre, Cathedral Square and riverside attractions are within easy reach, and there are convenient transport links including Foregate Street station and the M5 motorway for regional travel.

Services

The property benefits from mains gas, electricity, water, and drainage.

Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 1000 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Vodafone and Three (source: Ofcom).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the Property is currently at very low for river and surface water.

Council Tax

The Council Tax for this property is Band C

Declaration of Interest

Interested parties should be aware that the property is being sold on behalf of an employee of Andrew Grant, a relative of an employee of Andrew Grant or a friend of an employee of Andrew Grant.



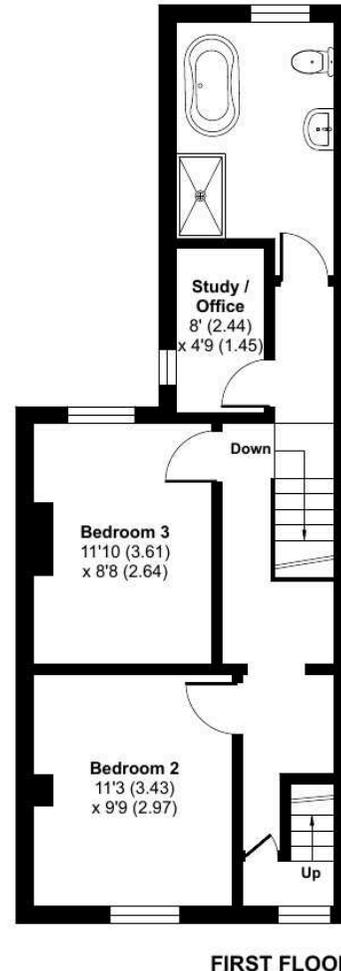
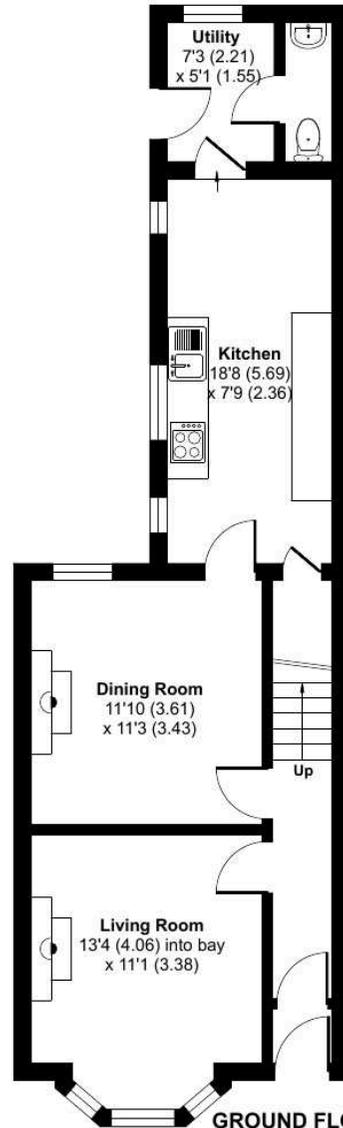
Woolhope Road, Worcester, WR5

Approximate Area = 1203 sq ft / 111.7 sq m

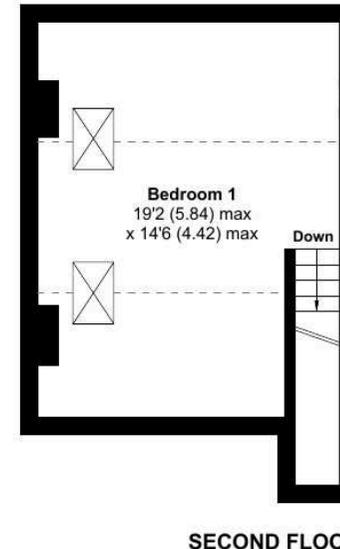
Limited Use Area(s) = 162 sq ft / 15 sq m

Total = 1365 sq ft / 126.7 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Andrew Grant. REF: 978553



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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