



76 Bromyard Road

Worcester, WR2 5DA

Andrew Grant

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Worcester, WR2 5DA

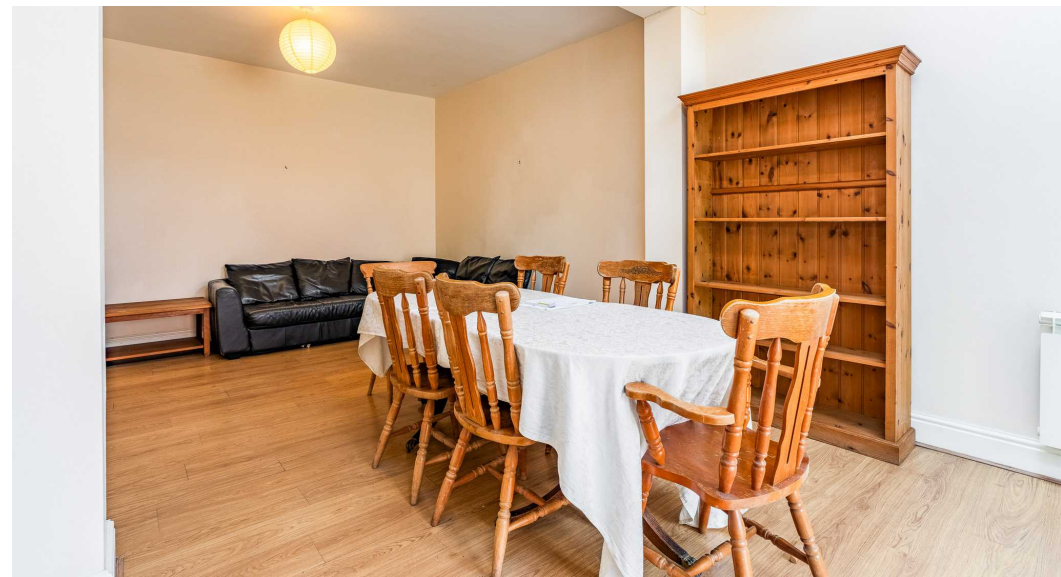
6 Bedrooms 2 Bathrooms 1 Reception Room

A substantial property offering exciting scope to create a magnificent family home, enhancing its character and charm.

- A vacant former HMO providing extensive accommodation across two floors, with considerable potential for reconfiguration and improvement as a spacious family home.
- Connected living and dining areas form an impressive principal reception space, offering ample room for family gatherings, shared meals and everyday relaxation.
- Six bedrooms provide exceptional flexibility, allowing future owners to establish family bedrooms, guest accommodation or additional spaces suited to their individual requirements.
- The extensive rear garden has a predominantly gravelled surface, creating a sizeable outdoor area ready for landscaping and further enhancement.
- Off street parking for three cars provides a valuable practical feature and convenient access directly in front of the property.
- The Worcester setting places the home within reach of general amenities, schools and transport connections serving the city and surrounding areas.

1523 sq ft (141.5 sq m)





The living and dining room

The connected living and dining areas provide generous space for everyday family life, entertaining and shared meals. The dining area extends beneath roof windows and opens onto the rear garden through glazed double doors. Wide openings connect both areas while keeping each space defined.



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The kitchen

The kitchen adjoins the dining area and has a practical U shaped layout. Cabinets and work surfaces extend around three sides, with a sink, oven and hob. Two windows provide natural light and different aspects.





The hallway and cloakroom

The hallway provides access to the main ground floor rooms and staircase. A separate cloakroom contains a WC and wash basin, providing useful facilities for residents and visitors.





The first, second and third bedrooms

Three well proportioned bedrooms are located on the first floor, alongside the two shower rooms. Each provides space for bedroom furniture, with the largest offering particularly generous proportions.



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The fourth, fifth and sixth bedrooms

Three further rooms are located on the ground floor. Their different sizes provide flexibility for use as bedrooms, guest rooms, home offices, or other purposes as part of any future reconfiguration.



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The bathrooms

Two separate shower rooms serve the first floor bedrooms. Each contains a shower enclosure, WC and wash basin, providing practical facilities for a larger household.





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The garden

The sizeable rear garden is predominantly gravelled and offers scope for planting, seating areas and further landscaping. It is enclosed by brick walls and fencing and can be accessed directly from the dining room.



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The driveway and parking

The paved frontage provides off street parking for three cars. It extends across the front of the property and offers direct access to the main entrance.

Location

Bromyard Road offers a convenient Worcester setting with access to the city's broad range of everyday amenities, leisure facilities and services. The surrounding area is well placed for general schooling and transport connections, supporting travel throughout Worcester and towards neighbouring towns. This established location combines the practicality of city living with a substantial home offering considerable scope for renewal. Its accommodation, garden and off street parking make it an appealing opportunity for buyers seeking a sizeable family property that can be reshaped and improved according to their own plans.

Services

The property benefits from mains electricity, water and drainage.

Broadband Speed: 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, Three and Vodafone. (source: Ofcom checker).

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

Council Tax

The Council Tax for this property is Band D.

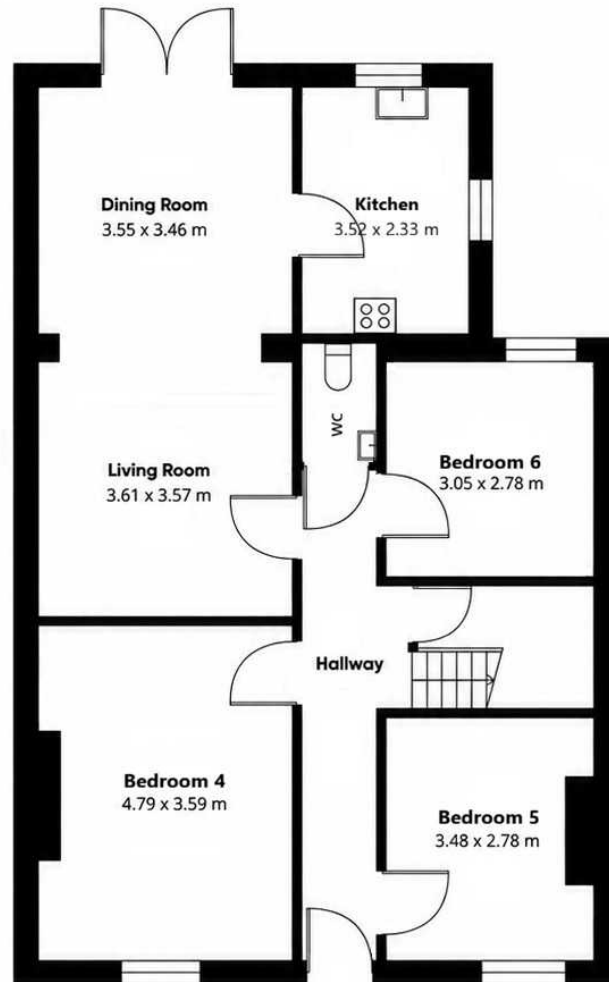




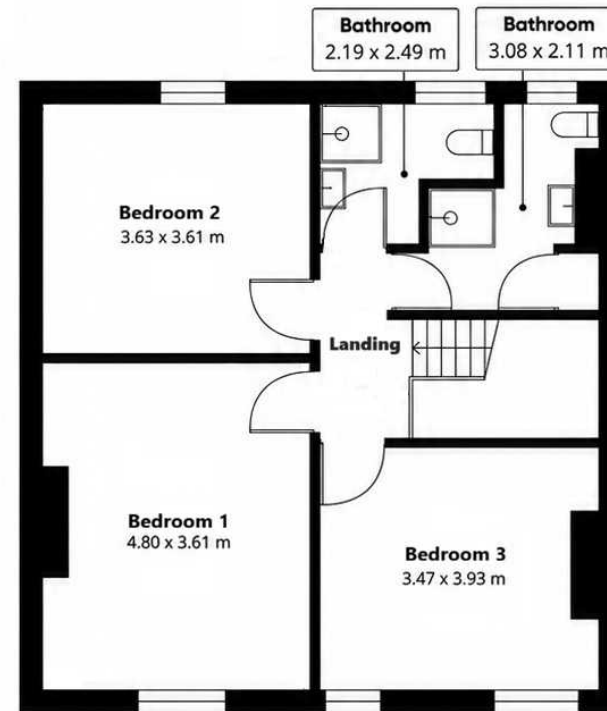
Bromyard Road, Worcester WR2

Approx. area = 141.5 sq m / 1523 sq ft

Not to scale, for illustration only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		





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