



53 Christine Avenue

Rushwick, WR2 5SW

Andrew Grant

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4 Bedrooms 2 Bathrooms 2 Reception Rooms

A beautifully updated family home combining versatile accommodation, stylish bathrooms and a wonderful garden adjoining open countryside.

- An attractive detached home offering four bedrooms, two bathrooms and a flexible arrangement of reception spaces across two well presented floors.
- The extended kitchen and dining room creates an impressive setting for everyday life, with contemporary cabinetry, generous preparation space and direct access to the garden.
- Four first floor bedrooms are complemented by a striking family bathroom and a stylish en suite serving the primary bedroom.
- A beautifully maintained rear garden combines a generous lawn, paved seating areas and established planting with far reaching views across neighbouring countryside.
- The broad driveway provides parking for four vehicles and leads directly to the integrated garage, offering valuable additional storage and practical access into the home.
- Rushwick provides a well connected village setting close to Worcester, combining access to everyday amenities, schools and transport links with nearby countryside.

1653 sq ft (153.6 sq m)





The kitchen and dining room

Designed as the sociable heart of the home, this extended space brings cooking and dining together within an open arrangement. Contemporary cabinetry surrounds generous work surfaces, complemented by integrated ovens, a hob and a central peninsula with additional storage.





The dining area enjoys views across the garden, with glazed doors opening directly onto the paved terrace. Its proportions provide ample space for family meals and entertaining, while an opening connects naturally with the living room.





The living room

Providing a comfortable principal reception space, the living room is equally suited to relaxed family time and entertaining. A fireplace with an inset stove creates an attractive focal point, while glazed doors open onto the rear garden. The elongated layout offers flexibility for several seating arrangements and flows directly into the kitchen and dining room, forming a connected sequence of living spaces.





The sitting room/playroom

Offering valuable flexibility at the front of the home, this second reception room can serve as a sitting room, playroom or home office. A broad bay window forms the principal architectural feature and provides an outlook across the frontage. Positioned off the hallway with internal access to the garage, the room adapts readily as household requirements change.



The utility

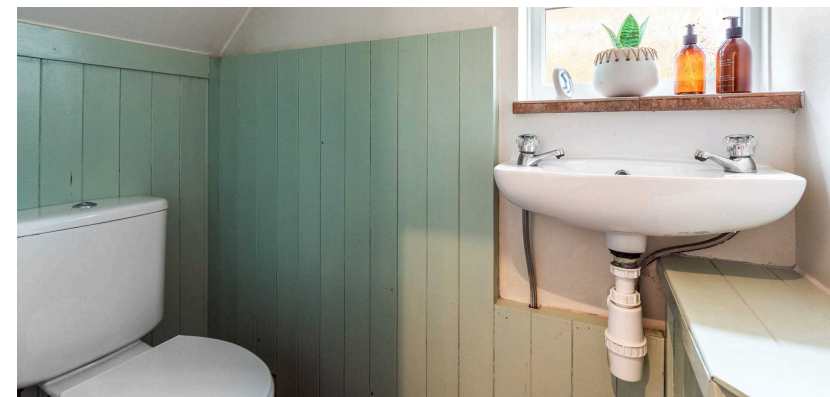
Supporting the main kitchen, the utility provides a dedicated space for laundry appliances and everyday household tasks. Base cabinetry and work surfaces offer practical preparation and storage space, while an external door provides convenient access to the side of the home. Its position between the kitchen, hallway and cloakroom keeps essential functions separate from the principal living areas.





The hallway and cloakroom

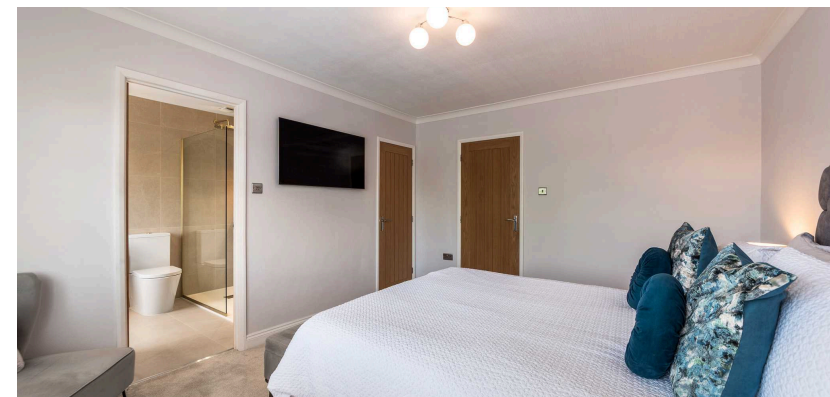
The welcoming hallway establishes a smart introduction to the home and connects the principal ground floor rooms. An oak staircase rises to the first floor, complemented by timber doors and flooring through the circulation space. The adjoining cloakroom provides a WC and wash basin, offering a convenient facility for guests and everyday family use.





The primary bedroom

Forming a comfortable principal suite, the primary bedroom provides ample space for a full range of bedroom furniture. A wide front facing window creates an attractive outlook and a built-in cupboard provides generous storage. Direct access to the private en suite completes this well considered retreat.

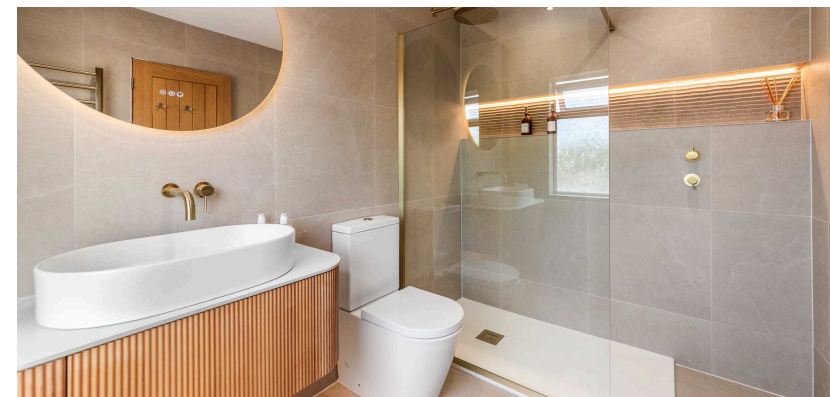






The primary en suite

Finished to an impressive contemporary standard, the primary en suite combines strong design with everyday practicality. A generous walk in shower features a glazed screen and recessed illuminated niches, while a vanity basin and WC complete the suite. Large format tiling, warm metallic fittings and a timber finish vanity unit create a cohesive and refined appearance.





The second bedroom

Well proportioned for use as a double bedroom, the second bedroom provides a versatile setting for family members or guests. Its regular shape makes furniture placement straightforward, while a front facing window brings in ample light.



The third bedroom

Enjoying an outlook across the rear garden and surrounding landscape, the third bedroom offers another comfortable and adaptable double sleeping space. Decorative wall panelling forms an attractive fixed detail, while the room accommodates essential bedroom furniture without compromising circulation.

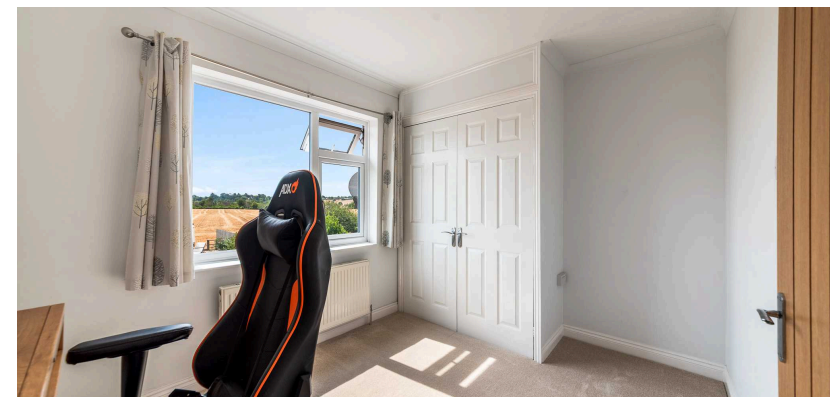






The fourth bedroom

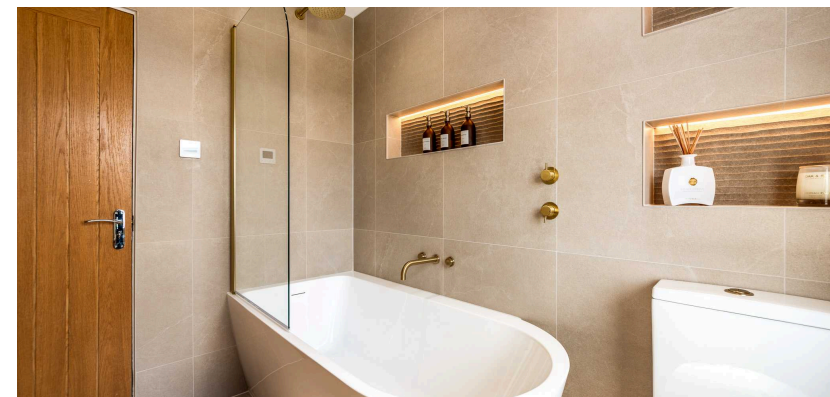
Ideal as a single bedroom, nursery or dedicated home office, the fourth bedroom adds further flexibility to the accommodation. A front facing window provides an outlook across open fields, while built-in wardrobes provide valuable storage.





The bathroom

Recently updated, the family bathroom presents a stylish and carefully considered finish. A freestanding style bath incorporates a glazed shower screen with shower over, accompanied by a WC and countertop basin with a timber finish vanity unit. Large format wall tiling, recessed illuminated niches and warm metallic fittings bring character to the scheme while supporting practical family use.





The garden

Extending behind the home, the beautifully maintained garden provides an appealing setting for outdoor dining, recreation and relaxation. A paved terrace beside the kitchen and dining room creates an immediate seating area, leading onto a broad lawn framed by planted borders and gravelled beds.





Further seating can be arranged towards the end of the garden, where the open outlook becomes a particularly attractive feature. A pergola and timber garden store add practical interest to this well organised outdoor space.





The driveway and parking

A broad paved driveway spans the frontage and provides parking for four vehicles. Its open arrangement allows straightforward access from the road and leads directly to the integrated garage, which offers useful storage and an internal connection to the sitting room / playroom. Low boundary walls define the frontage while retaining a welcoming approach to the main entrance.

Location

Rushwick offers an appealing village setting on the western edge of Worcester, combining a sense of community with convenient access to the city and surrounding countryside. Everyday amenities are available within the wider local area, alongside schooling for different age groups and a choice of leisure facilities. Worcester provides a broader selection of shops, restaurants, cultural attractions and professional services. Road connections place neighbouring towns and regional centres within practical reach, while rail services from Worcester support travel further afield. The surrounding landscape also provides opportunities to enjoy walking and outdoor recreation.

Services

The property benefits from mains gas, 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, Three, Vodafone and O2 (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 E





Christine Avenue

Approximate Gross Internal Area
Ground Floor = 88.7 sq m / 955 sq ft
(Including Garage)
First Floor = 64.9 sq m / 698 sq ft
Total = 153.6 sq m / 1653 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

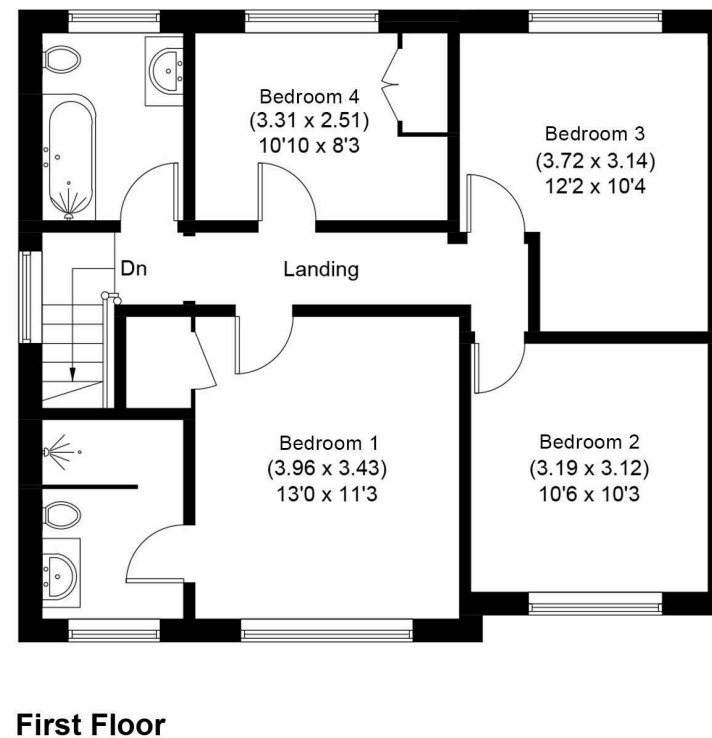
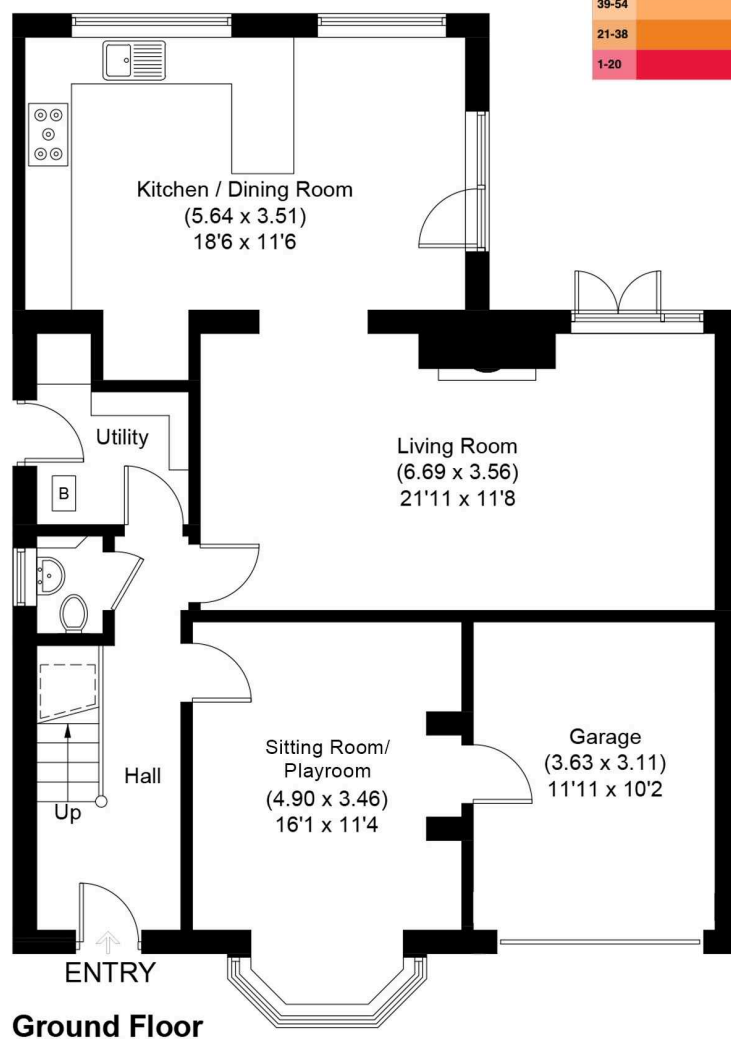


Illustration for identification purposes only, measurements are approximate, not to scale.



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