



97 Spetchley Road  
Worcester, WR5 2LS



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4 Bedrooms 2 Bathrooms 2 Reception Rooms

“A significantly extended four-bedroom detached home with striking interiors, large gardens, open plan kitchen and balcony, all set in a highly convenient Worcester location....”

Scott Richardson Brown CEO

- Stylishly extended detached home with four double bedrooms and striking open-plan layout.
- Impressive kitchen with high quality appliances and cabinetry.
- Large living space with twin brick fireplaces and log burner.
- Dining area with full-height glazing and garden room with exposed brickwork and French doors to the garden.
- Expansive garden with lawn, patio, mature borders and oak-framed outdoor kitchen and barbecue area.
- Driveway parking for multiple vehicles and extensive front lawn.
- Conveniently located for Worcester city, excellent schools and commuter links.

2014 sq ft (187.1 sq m)



## The kitchen

The kitchen is the focal point of the home, a bold, open-plan space created during the significant remodelling works. Featuring granite worktops, exposed brick pillars and beams and striking industrial-style lighting. The kitchen is fitted with quality wall and base units with extensive storage and worktop space.





Integrated appliances include a full range of NEFF products: double ovens, including double plate warming drawers, microwave, induction hob with downdraft extractor, dishwasher and fridge freezer. The large windows provide views over the rear garden and side patio. This is a fantastic family space and also ideal for entertaining.





Adjacent to the kitchen is a purpose-built indoor bar area with a curved exposed brick front, counter seating and shelving, the ultimate entertaining feature that connects beautifully with the open-plan flow of the home. Whether hosting friends or enjoying relaxed family time, this space delivers both function and flair.





## The dining area

Beyond the kitchen is a stunning garden room-style space, with vaulted ceiling and exposed brick walls, used as the main dining area. Glazed French doors open to the garden, with two sets of side windows creating a light-filled and relaxing environment. The open-plan connection back through to the living space and kitchen enhances the sense of flow throughout the ground floor. This is an ideal spot for relaxed dining or entertaining with views over the garden.





## The sitting room

The sitting room is an impressive reception space, twin feature fireplaces with oak beams and exposed brickwork sit against bold navy walls. One fireplace houses an AGA wood-burning stove, while the second is used for log storage. A large bay window brings in natural light to the front, while the rear flows into the dining space, offering a versatile layout for relaxing or entertaining.

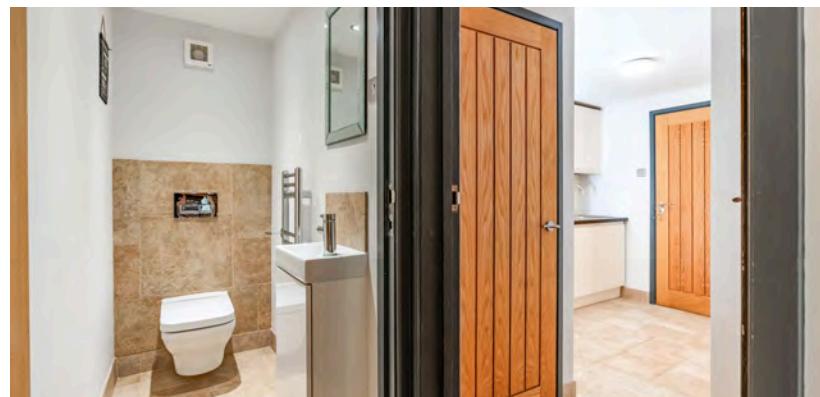






## The utility and cloakroom

A cloakroom and utility are located off the kitchen, with the cloakroom including a WC and wash basin. The utility room provides additional cupboard storage, space for washing machine and dryer and a sink. Tiled flooring continues through from the kitchen and a handy cupboard houses the 300-litre pressurised hot water tank.





## The primary bedroom

The principal bedroom is an excellent size and features French doors leading out onto the large balcony. There is a dedicated dressing area with ample space for wardrobes and further furniture. This private suite occupies the right wing of the home, with views over the garden and access to an en suite.







## The primary en suite

The en suite to the primary bedroom is particularly spacious, featuring a large double walk-in shower with rainfall head and twin wall mounted showers, twin vanity basins with storage below, WC and heated towel rail. The room is finished to a high standard with contemporary tiling throughout.





## The balcony

The first-floor balcony, accessed from both the primary bedroom and second bedroom, offers a peaceful elevated outlook over the rear garden and is large enough for outdoor seating, perfect for morning coffee or relaxing at the end of the day.



## The second bedroom

Also a good-sized double room, the second bedroom is located at the rear of the home and enjoys excellent natural light. It has its own set of French doors leading onto the same full-width balcony shared with the primary bedroom.



## The third and fourth bedrooms

The third bedroom is another large double room, with a large bay window overlooking the front garden. It offers ample space for bedroom furniture and makes an ideal guest room or further family bedroom. The fourth bedroom, currently arranged as a dressing room, offers great versatility. With window to the front, it is ideal for a child's bedroom, guest room or home workspace.





## The family bathroom

This generously proportioned bathroom features a modern four-piece suite, including a large curved corner bath with chrome mixer tap and handheld shower attachment, a separate shower enclosure with glass doors and wall-mounted shower, pedestal wash basin and a low-level WC. The room is fully tiled in a crisp white finish and benefits from a raised tiled platform for the bath and shower. A frosted window provides natural light while maintaining privacy.





## The patio

Directly accessed from the main living space, the garden opens onto an expansive slate-tiled entertaining patio. This area offers ample room for outdoor dining and lounge furniture and is framed by raised beds planted with mature shrubs and perennials. From both sides there is access to the front of the property.



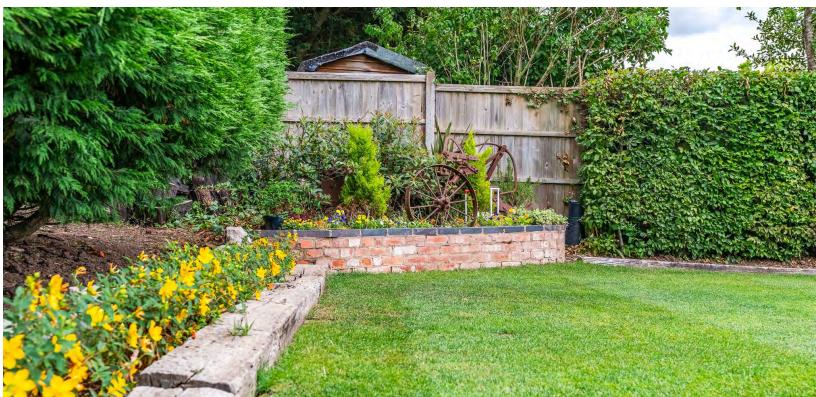
## The barbecue area

Positioned at the far end of the patio is a beautifully crafted oak-framed outdoor kitchen and BBQ shelter, the perfect year-round retreat for hosting friends and family. Positioned adjacent to the oak-framed shelter, a striking freestanding log-burning stove offers both style and warmth. Crafted from repurposed industrial steel, it brings a unique, rustic character to the garden.



## The lawn

At the centre of the garden is a generous, well-maintained lawn, offering a level and open space to enjoy. It is flanked by attractively planted beds and mature borders, providing vibrant colour and interest throughout the seasons.





## The driveway and parking

To the front of the house is a large paved driveway with parking for multiple vehicles. The front garden is bordered by mature hedging, creating a welcoming approach. Two side gates lead through to the rear garden. The former garage, now repurposed as a generous store room, offers excellent flexibility, ideal for additional storage, a workshop, gym or creative hobby space.



## Location

Situated along one of Worcester's most prestigious residential roads, 97 Spetchley Road enjoys a highly desirable setting. The property is located just a short distance from the vibrant heart of Worcester, a historic cathedral city known for its excellent schools, thriving independent food scene and beautiful riverside walks. The property is also within walking distance of Worcester Country Park, County Hall, Nunnery Wood and Worcestershire Royal Hospital.

Worcester itself offers a wide range of cultural attractions including the Cathedral, The Commandery and regular events at the Hive and Swan Theatre. For day-to-day needs, residents benefit from nearby supermarkets, as well as a number of independent shops, cafés and restaurants. The nearby Worcester Retail Park also provides access to national retailers and leisure facilities.

Families are particularly well-catered for, with the property falling within catchment for several highly regarded state and independent schools and colleges. These include The Royal Grammar School Worcester, King's School, Nunnery Wood High School, Worcestershire Sixth Form College and the outstanding-rated Perry Wood Primary & Nursery School.

Surrounding the city, the Worcestershire countryside opens out with countless opportunities for walking, cycling and equestrian pursuits, with the Malvern Hills Area of Outstanding Natural Beauty within easy reach.

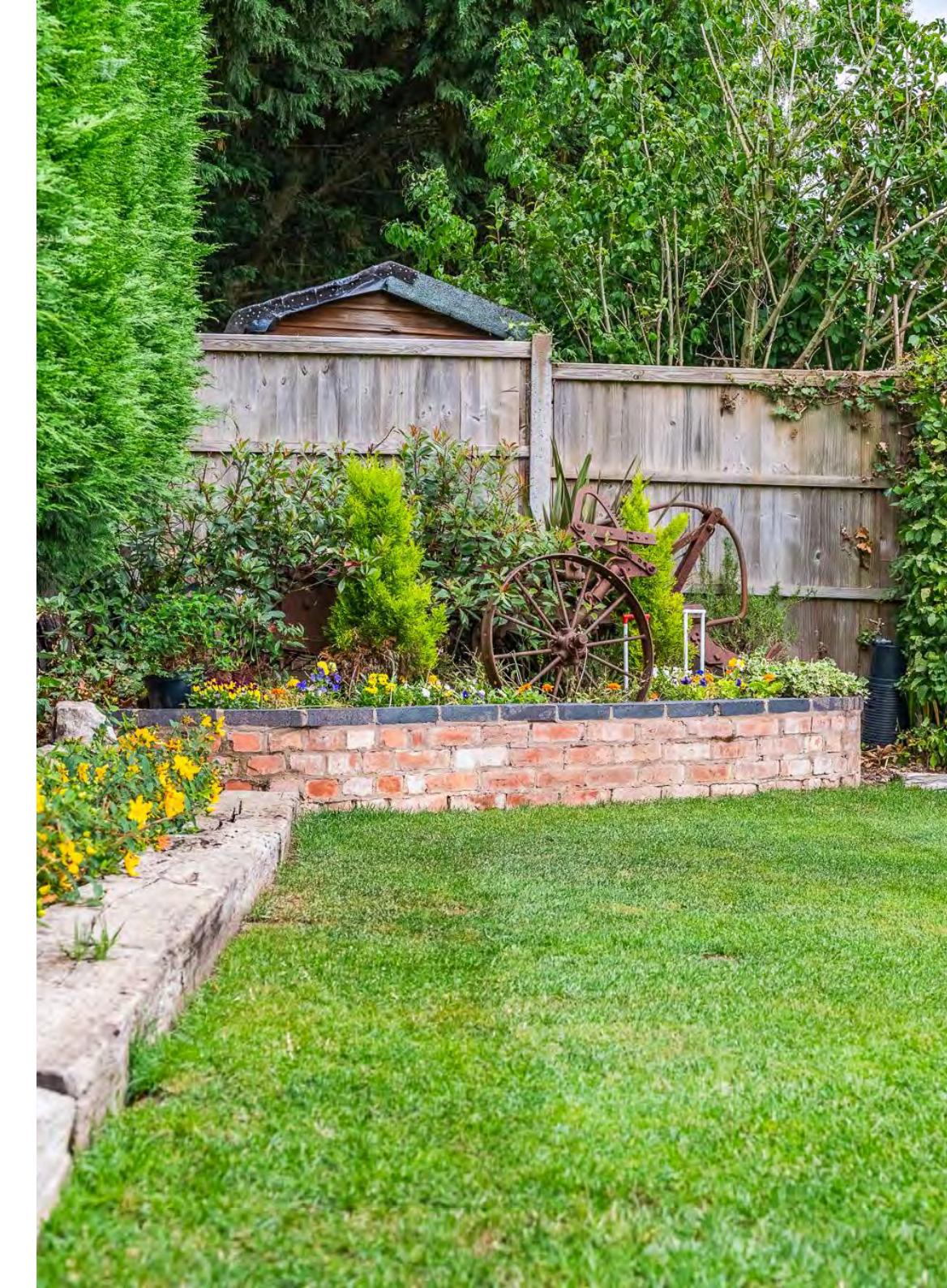
Transport links are excellent with Worcester Shrub Hill Station, Worcester Foregate Street and Worcestershire Parkway, providing direct services to Birmingham and London Paddington. The M5 motorway can be reached in under 5 minutes, giving swift road access to the Midlands and the South West.

## Services

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

## Council Tax

The Council Tax for this property is Band E

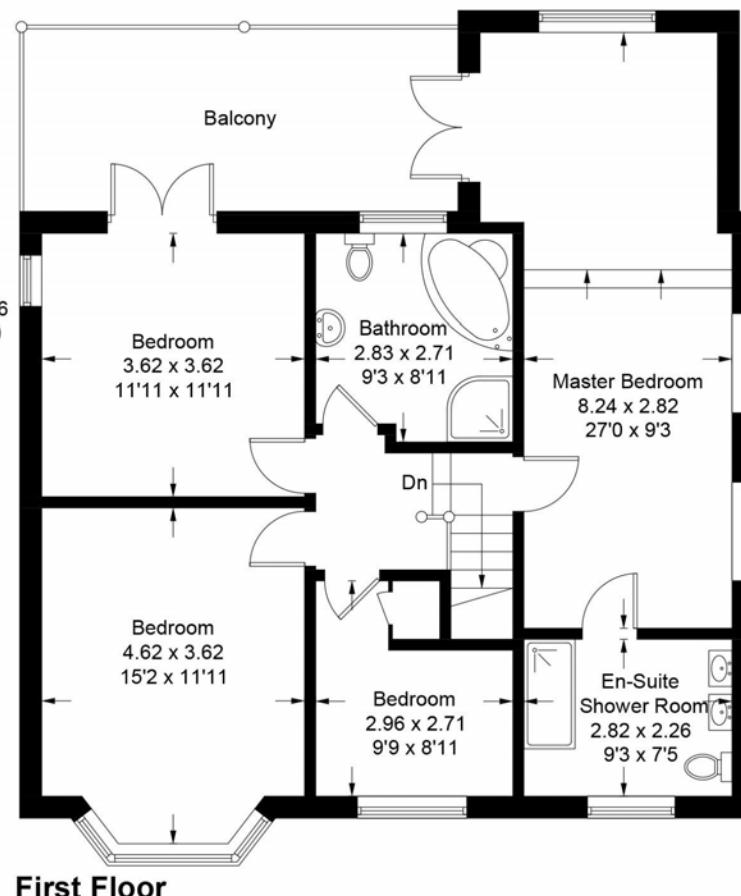
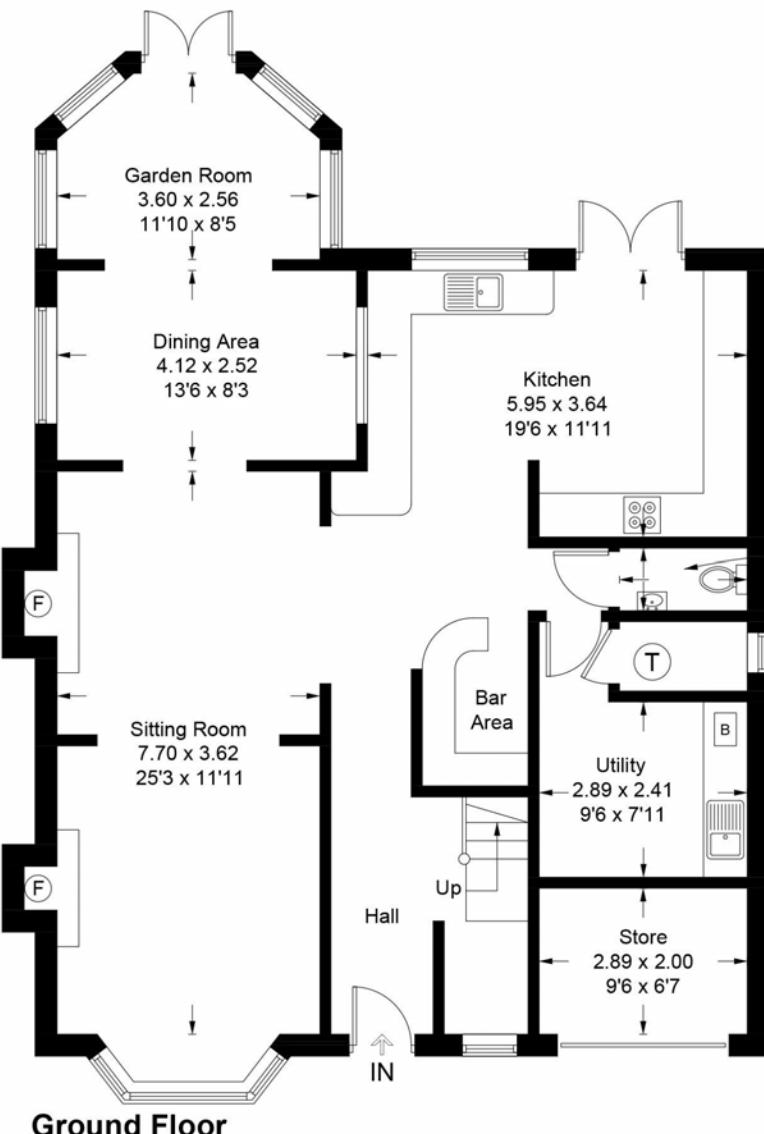


# 97 Spetchley Road, Worcester

Approximate Gross Internal Area = 187.1 sq m / 2014 sq ft

External Store = 5.7 sq m / 61 sq ft

Total = 192.8 sq m / 2075 sq ft



(Not Shown In Actual Location / Orientation)

This plan is for guidance only and must not be relied upon as a statement of fact.



**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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