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## Comer Gardens, Worcester, WR2 6JE

Offers Over £230,000

- Detached House
- Kitchen/Diner
- Three Bedrooms
- Court Yard Rear Garden
- Gas Central Heating & Double Glazing
- Large Reception Room
- Ground Floor Shower Room
- Family Bathroom
- Detached Garage
- NO ONWARD CHAIN

# 53 Comer Gardens, Worcester WR2 6JE

A deceptively spacious three bedroom detached house situated in a popular and convenient location within St Johns. EARLY VIEWING RECOMMENDED TO BE APPRECIATED.



Council Tax Band: D





## LOCATION & DESCRIPTION

Nestled in the charming area of Comer Gardens, Worcester, this deceptively spacious three-bedroom detached home offers a perfect blend of comfort and convenience. The property boasts a spacious layout, ideal for families or those seeking extra room. Each of the three bedrooms is well-proportioned, providing ample space for relaxation and personalisation.

The heart of the home is undoubtedly the inviting living area, which flows seamlessly into a well-equipped kitchen. This space is perfect for both entertaining guests and enjoying quiet family meals. The property also features a detached garage, providing valuable storage options or the potential for a workshop, catering to various lifestyle needs.

The surrounding area of Worcester is known for its rich history and vibrant community, offering a range of local amenities, including shops, schools, and parks, all within easy reach. The location is well-connected, making commuting to nearby towns and cities straightforward.

This detached home in Comer Gardens presents an excellent opportunity for those looking to settle in a welcoming neighbourhood. With its generous living space and convenient features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home. Access is via a double glazed front door opening into:-

### LIVING ROOM

19'5 x 12'6 (both max)

A spacious reception room with two ceiling lights, two radiators and a front facing double glazed window. Door to:-

### INNER HALLWAY

Ceiling light, radiator, useful under stairs cupboard, stairs to the first floor and door to:-

### KITCHEN/DINING ROOM

19'5 (max) x 14'3

A useful space combining kitchen and dining areas with two ceiling lights, radiator, two rear facing double glazed windows and a double glazed door gives access to the rear. The kitchen consists of wall, base and drawer units, roll top work surface over, tiled splash back, stainless

steel sink with matching drainer and mixer tap, four ring gas hob with extractor fan over, built in oven under and space for appliances.

### GROUND FLOOR SHOWER ROOM

7'7 x 4'10

Ceiling light, side facing opaque double glazed window and radiator. There is a three piece suite consisting of a shower cubicle with shower attachment over, wash hand basin and a low level W.C.

### LANDING

Ceiling light, loft access, side facing double glazed window, airing cupboard with shelving and radiator. Doors to:-

### BEDROOM ONE

14'8 (into wardrobe) x 12'10

A good size principal bedroom with ceiling light, front facing double glazed window, radiator and a double wardrobe with hanging space and shelving.

### BEDROOM TWO

14'8 (into wardrobe) x 12'10

Another double bedroom with ceiling light, rear facing double glazed window, radiator and fitted wardrobes with hanging space and shelving.

### BEDROOM THREE

11'6 (into wardrobe) x 9'7

A good size single with ceiling light, rear facing double glazed window, radiator and a fitted wardrobe with hanging space and shelves.

### FAMILY BATHROOM

9'7 x 6'2

Ceiling light, front facing double glazed opaque window and radiator. There is a three piece white suite consisting of bath, wash hand basin and a low level W.C.

### OUTSIDE

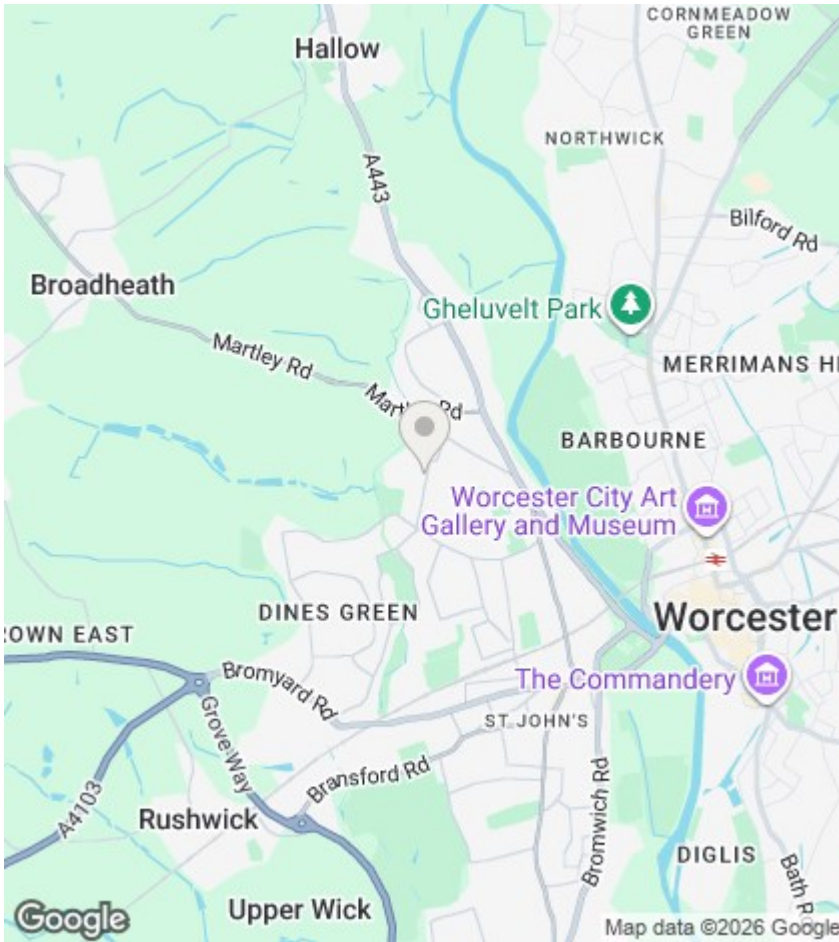
To the rear of the property is a low maintenance, slabbed courtyard garden.

### DETACHED GARAGE

With up and over door, light and power.

### SERVICES

All mains services are connected to the property but have not been verified by the agent



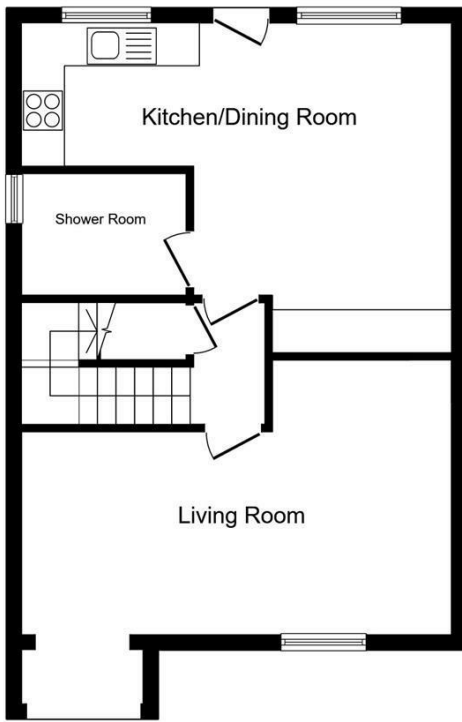
## Viewings

Viewings by arrangement only. Call 01905 425167 to make an appointment.

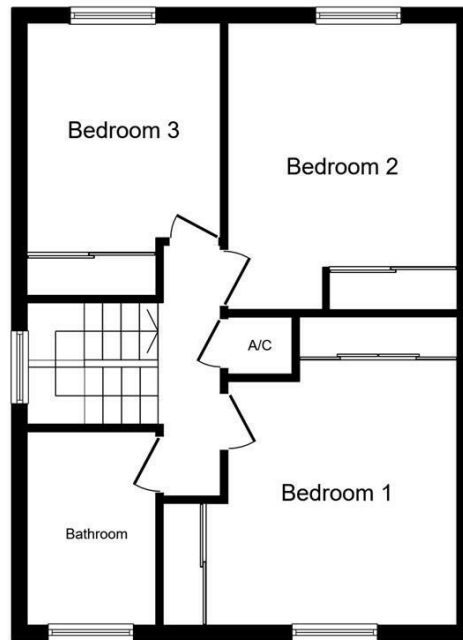
EPC Rating: C

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



Ground Floor



First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io