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**Estate Agents**



## Willowslea Road, Worcester, WR3 7QP

Price Guide £350,000

- Detached Bungalow
- Two Double Bedrooms
- Private Rear Garden
- Immaculately Presented
- Sought After Location
- Gas Central Heating & Double Glazing
- Off Road Parking & Garage
- NO CHAIN

# 5 Willowslea Road, Worcester WR3 7QP

An exciting and rare opportunity to acquire this well presented two bedroom detached bungalow situated in the popular WR3 postcode. EARLY VIEWING ESSENTIAL TO BE APPRECIATED.



Council Tax Band: D





## LOCATION & DESCRIPTION

Situated in this sought after location on the outskirts of the North of Worcester, within a couple of miles of Worcester city centre and excellent access to transport links including Junction 6 of the M5 motorway.

There are an array of good local schools, leisure facilities and shops all within walking distance. For those who appreciate the great outdoors, the location is particularly appealing. Situated close to picturesque riverside walks, residents can enjoy leisurely strolls and the beauty of nature right on their doorstep. Access is via a UPVC double glazed door opening into:-

This property presents an excellent opportunity for anyone looking to settle in a tranquil environment while still being within easy reach of Worcester's amenities. Whether you are looking to downsize or simply seeking a serene place to call home, this bungalow is well worth a visit. The property is accessed via a

## ENTRANCE PORCH

Wall light, front facing UPVC double glazed window and a composite front door with matching opaque side panels opens into:-

## RECEPTION HALL

16'10 x 5'9 (max)

A spacious entrance to the property with ceiling light, loft access, radiator and doors to:-

## LOUNGE/DINING ROOM

17'10 x 11'11 (max)

A light and airy versatile reception room combining lounge and dining areas with two ceiling lights, front and side facing double glazed windows, radiator and fireplace with hearth, mantle over and gas fire inset.

## KITCHEN

10'2 x 9'1

Recessed ceiling spotlights, radiator, side facing double glazed window and a side facing double glazed semi opaque door gives rear access. There is a fully fitted kitchen consisting of wall, base and drawer units with a roll top work surface over, complimentary tiling to walls, one and a half bowl stainless steel sink with matching drainer, mixer tap, four ring electric hob with extractor fan over, built in oven under, integrated fridge and freezer and a wall mounted 'Worcester' boiler.

## BEDROOM ONE

13'4 x 12'0 (both max)

Ceiling light, rear facing double glazed window and radiator.

## BEDROOM TWO

Ceiling light, side facing double glazed window, radiator and door to:-

## SHOWER ROOM

6'4 x 6'2 (both max)

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

## CONSERVATORY

13'0 x 7'1

A pleasant sunny room overlooking the garden with ceiling light, radiator, rear facing double glazed windows and side facing double glazed French doors give another access to the rear.

## GARAGE

18'7'0 x 8'7

With up and over door, a separate door gives access into the garage from the rear garden, two ceiling strip lights, power sockets and space to have a washing machine and separate tumble dryer.

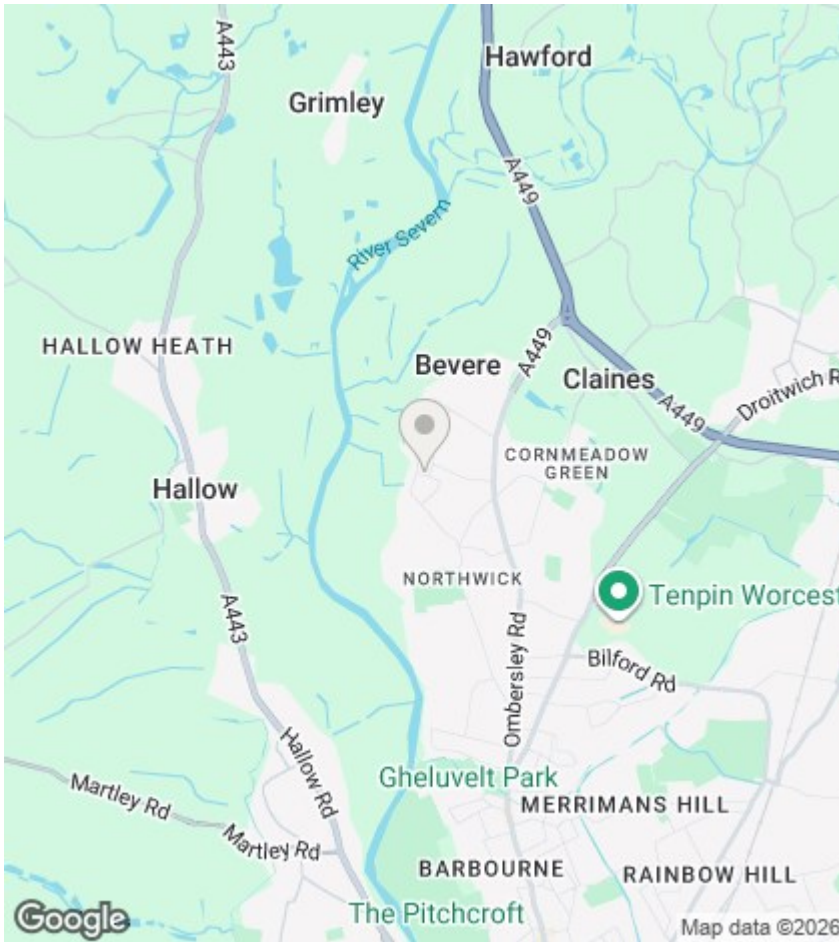
## OUTSIDE

To the front of the property is a block paved driveway offering ample parking for up to three vehicles, a rare find that adds to the convenience of this lovely property. The driveway gives access to the front door and the garage. There is a pedestrian access from the driveway to the rear of the property via a semi opaque double glazed door. A useful covered walkway leads to the garden and garage.

To the rear of the property is a private, low maintenance garden

## SERVICES

We believe all mains services are connected to the property but have not been checked or verified by the agent.



## Viewings

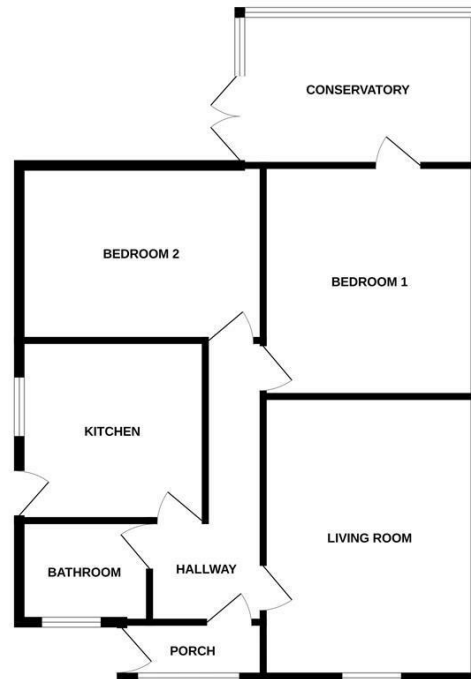
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

GROUND FLOOR  
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA - 832 sq ft. (77.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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