



Woodbine Road, Barbourne, Worcester

Offers over £245,000



Key Features

- Freehold – Semi-detached
- Two Double Bedrooms
- Reception Room
- Kitchen-Diner
- Utility Room
- Fully Tanked Basement
- EPC rating E
- Sought-after location - Barbourne





This full of charm and character semi-detached house in the sought-after area of Barbourne, Worcester features two double bedrooms, offering spacious accommodation suitable for a range of potential owners or buy-to-let investors.

As you enter the property, the hallway takes you into the spacious reception room with a feature fireplace and filled with natural light. Further into the home, the characterful kitchen-diner with the original tiled floor looks out into the rear patio area through the sashed windows making the space light and open. A separate utility room next to the kitchen adds practicality to the space. A further door off the kitchen leads to the stairway down to a spacious, well maintained and fully tanked basement. This area offers additional scope for a second reception room or for other practical purposes subject to preferences. The property is heated via a gas central heating system.

Externally, this home features a private front garden which contributes to the property's kerb appeal. The rear patio offers a private outdoor setting, well suited for outdoor dining or leisure. Parking is provided on the street.

The first floor has the spacious master bedroom with a long walk-in closet space and the second double bedroom with a cupboard. The main bathroom is also on the same floor with a large window. The property is ideal for first-time buyers, downsizers, or investors.

Situated in Barbourne, this property is a short walk from Worcester's city centre and the central train station, providing excellent accessibility to amenities, services, and transport links. Barbourne is renowned for its established residential character, benefiting from proximity to green spaces, reputable schools, shops, cafes, and local services. The area's community atmosphere and connectivity further enhance its appeal for residents seeking convenience as well as a sense of place.

Reception Room 3.57m x 3.35m (11'8" x 11'0")

Kitchen / Dining Room 3.67m x 3.61m (12'0" x 11'10")

Utility 2.12m x 1.99m (7'0" x 6'6")

Bedroom 1 4.31m x 3.58m (14'1" x 11'8")

Bedroom 2 3.61m x 2.57m (11'10" x 8'5")

Cellar 4.22m x 3.58m (13'10" x 11'8")

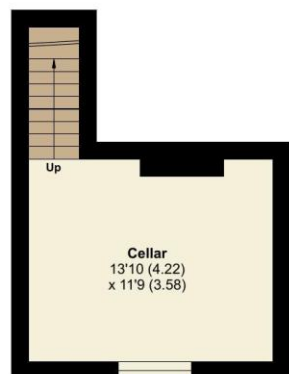
Store 2.12m x 1.54m (7'0" x 5'1")



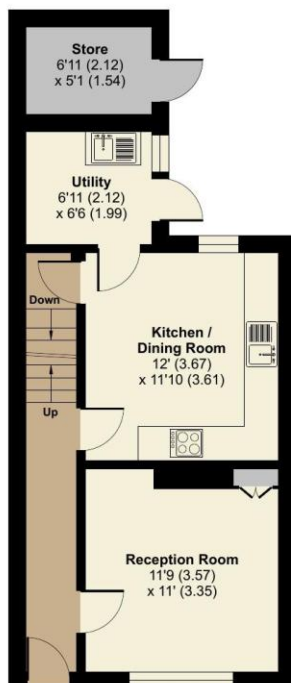


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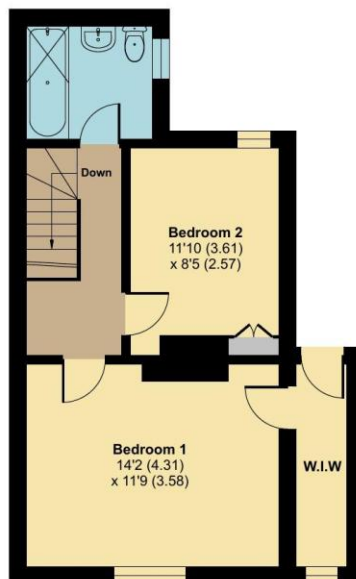
Approximate Area = 1025 sq ft / 95.2 sq m
 Outbuilding = 37 sq ft / 3.4 sq m
 Total = 1062 sq ft / 98.6 sq m
 For identification only - Not to scale



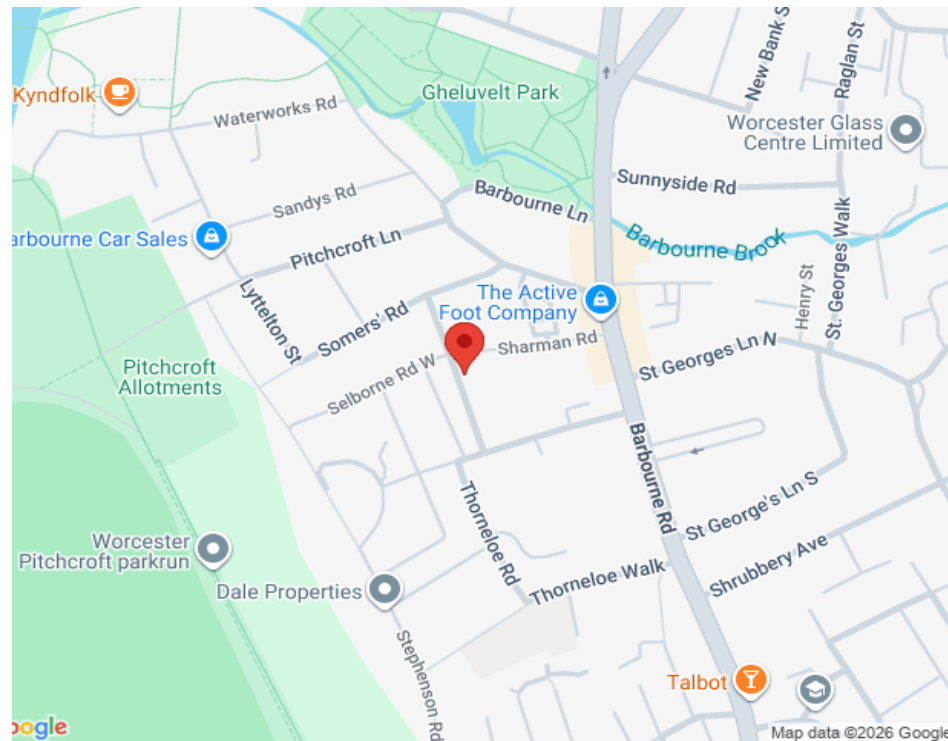
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrlhcom 2026. Produced for Northwood. REF: 1521290

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