



86 Northwick Road

Worcester, WR3 7EA

Andrew Grant

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Worcester, WR3 7EA

3 Bedrooms 1 Bathroom 2 Reception Rooms

A charming period home with feature fireplaces, cellar, well-appointed kitchen and a productive enclosed garden and parking.

- Three-bedroom home arranged across four levels offering versatile living space, including cellar and attic bedroom
- Both the sitting and dining rooms feature log-burning stoves, with characterful brick archways connecting the dining room through to the kitchen
- Enclosed front garden with raised beds, patio seating area, timber shed
- A block-paved parking space provides off-road parking for one vehicle, with a path leading to the front door
- Situated on Northwick Road in Worcester with access to local amenities, schools and transport links

This attractive period home provides a wealth of character across four floors. On the ground floor, a welcoming living room sits separately from a generous dining room with wood-burning stove, while the adjoining kitchen is fitted with shaker-style cabinetry and has access to a cloakroom. Three bedrooms are arranged over the first and second floors and are served by a contemporary shower room. A useful cellar offers storage, and outside there is a productive enclosed front garden with raised beds, patio, timber shed and log store. A block-paved parking space provides off-road parking.

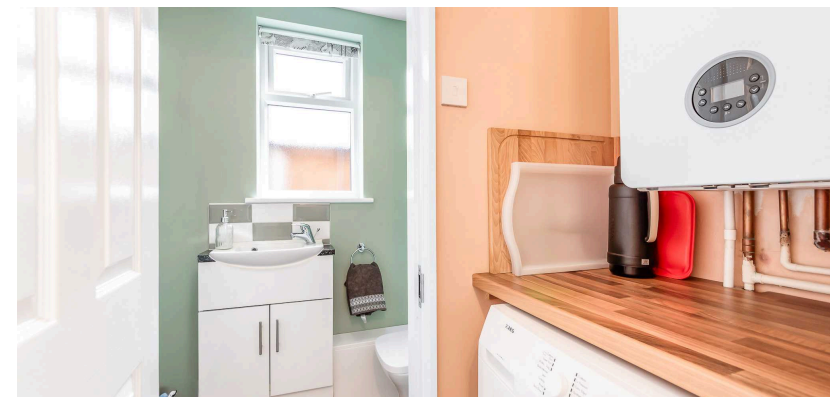
1237 sq ft (114.9 sq m)





The kitchen

Serving as the heart of the home, the kitchen caters to day-to-day meal preparation. Wooden work surfaces and shaker-style cabinetry provide generous storage, while the cooking area includes a gas hob with oven and a sink set beneath a wide window. A utility area accommodates space for appliances and houses the central heating boiler. From the kitchen, a door at one end gives access to the adjoining cloakroom. Twin brick archways lead into the dining room, to the left, a door opens to a small courtyard, with gated rear access.







The living room

At the front of the home, the living room provides a welcoming space for relaxation. A characterful brick fireplace houses a log-burning stove on a slate hearth. A sash-style window overlooks the front garden and a door leads back to the hallway.



The dining room

Central to the ground floor, the dining room is well suited to family meals and entertaining. A wood-burning stove set within a brick recess forms an attractive focal point, with exposed brick archways connecting the space to the kitchen. The layout encourages natural flow between cooking and dining areas.





The cloakroom

Off the kitchen, the cloakroom is fitted with a contemporary vanity basin and close-coupled WC, and a frosted window provides light and privacy.



The primary bedroom

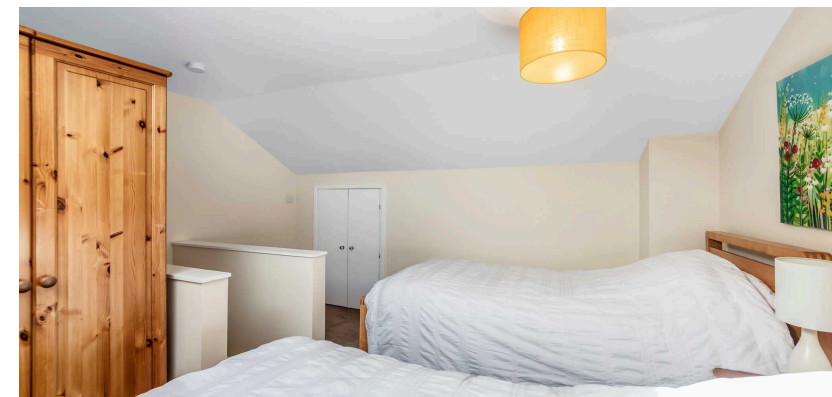
Positioned on the first floor, the primary bedroom delivers comfortable proportions for a double bed. A large front-facing window and neutral decor enhance the sense of space. There is ample floor area for freestanding wardrobes and drawers.





The second bedroom

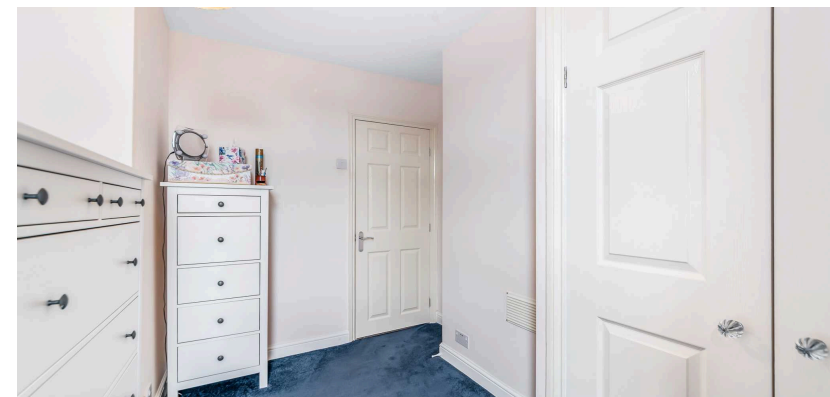
Tucked into the top floor, the second bedroom occupies the converted loft and offers a versatile attic room. A vaulted ceiling with Velux window floods the space with light, while access to eaves storage keeps belongings neatly stowed.





The third bedroom

Another first-floor bedroom offers flexibility for sleeping or study. A built-in cupboard is set to one side, providing useful storage for clothes or linens. A window brings in natural light and the room sits conveniently close to the shower room.





The shower room

Serving the bedrooms, the first-floor shower room presents contemporary fittings. It includes a quadrant shower enclosure with sliding doors, a pedestal basin with mirrored cabinet and a close-coupled WC. A frosted window brings in natural light, and a heated towel radiator adds both comfort and practicality.



The garden

The enclosed front garden combines productive growing space with seating. Raised timber-edged beds flank a paved path leading to the front door, while a patio area provides space for a table and chairs. A timber shed is positioned at one end of the garden, with a covered log store located at the opposite end close to the house. The space is enclosed by high panel fencing for privacy and accessed via a picket gate. To the rear, a courtyard provides a practical, low-maintenance outdoor area, with gated access and space for bin storage or everyday use.





The parking

At the front of the home, a block-paved parking space accommodates one vehicle. The area is edged by low fencing and opens directly onto the central path leading through the garden to the front door. This arrangement provides easy off-road parking for everyday use.

Location

Northwick Road is a well-established residential area in Worcester, within easy reach of the city centre. The neighbourhood offers a good selection of everyday amenities, shops and eateries, and there are well-regarded primary and secondary schools nearby. Worcester is known for its cathedral, riverside walks and green open spaces, and residents enjoy access to parks, sports facilities and a theatre. Road links connect to the M5 for travel further afield, and Worcester's rail stations provide services to Birmingham, London and beyond.

Services

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

Broadband Speed: Ultrafast broadband available. Download speeds up to 2000 Mbps and upload speeds up to 2000 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.

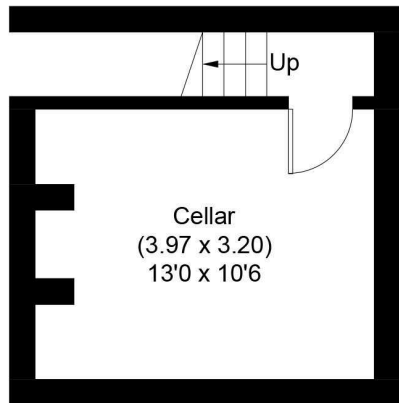
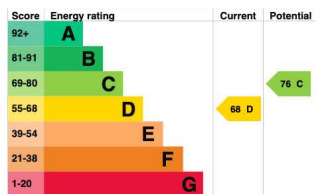
Council Tax

The Council Tax for this property is B.

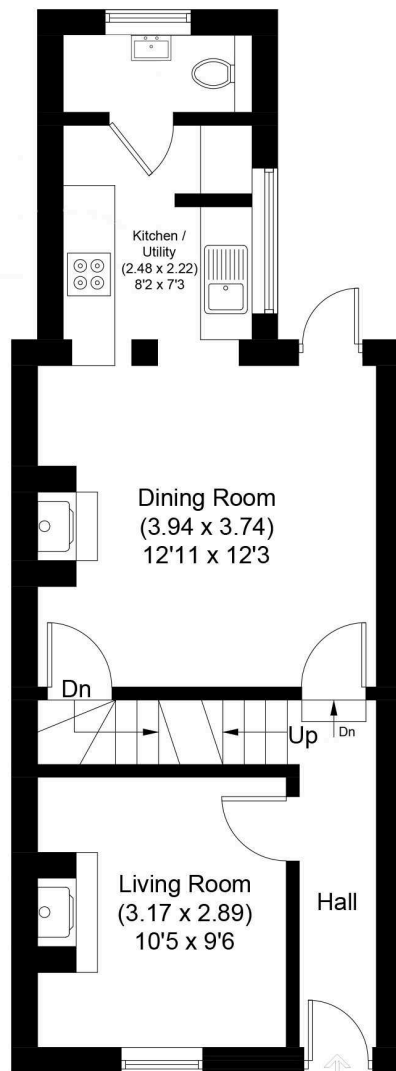


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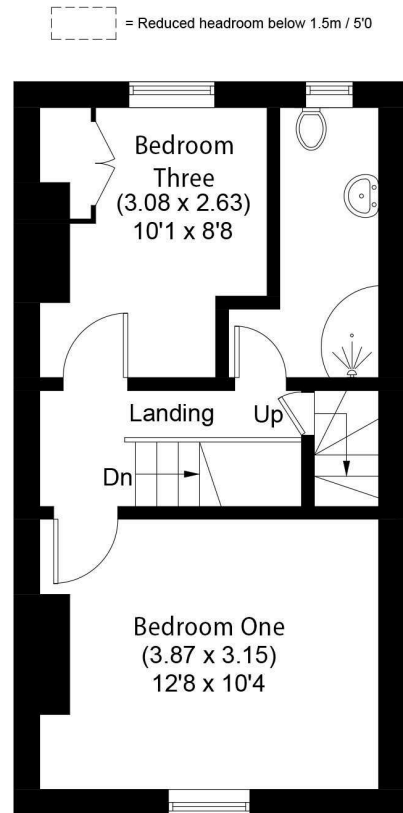
Approximate Gross Internal Area
 Lower Ground Floor = 14.4 sq m / 155 sq ft
 Ground Floor = 40.1 sq m / 432 sq ft
 First Floor = 31.4 sq m / 338 sq ft
 Second Floor = 29.0 sq m / 312 sq ft
 (Including Eaves)
 Total = 114.9 sq m / 1237 sq ft



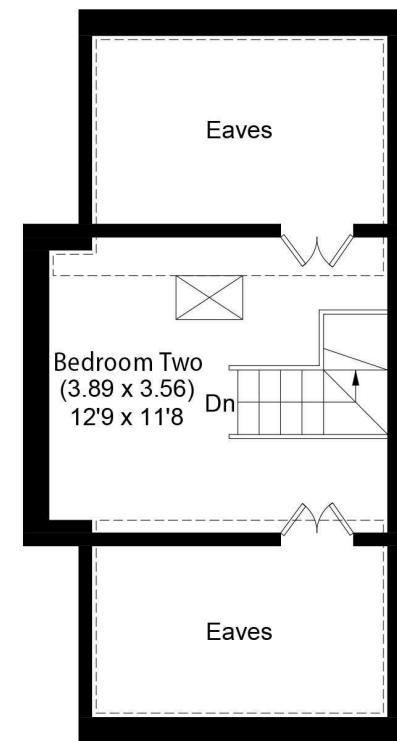
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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



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.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com