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**Parkinson Wright**  
**Estate Agents**



**Fern Road, Worcester, WR2 6HP**

**Guide Price £290,000**

- **3 Double Bedrooms**
- **Solar Panels**
- **Detached Garage**
- **EPC - C**
- **Extensive Corner Plot**
- **Driveway Parking**
- **A must view!**
- **Cellar**

# 2 Fern Road, Worcester WR2 6HP

A well-proportioned three-bedroom semi-detached property located in the highly sought-after St John's area of Worcester, offering convenient access to a wide range of local shops, amenities, reputable schools and excellent transport links.

Set on a generous corner plot, the property offers fantastic potential for improvement, making it an ideal opportunity to create a superb long-term family home.



Council Tax Band: C





## Location

This three bedroom semi-detached home, in the sought-after residential area of St John's, Worcester is the perfect opportunity for someone to make their own. Situated on an extensive corner plot with a larger total square footage than most comparable properties.

The prime location provides convenient access to nearby schools and local amenities, including shops and services found in surrounding parts of Worcester. The city centre offers a wider range of retail, leisure and dining options, as well as riverside walks along the River Severn and access to local parks.

## Ground Floor

The ground floor includes two reception rooms, providing flexible living and dining space, alongside a fitted kitchen. The kitchen is complemented by a separate WC and large utility room, offering additional storage and appliance space.

This home has the added bonus of a cellar, accessed from under the stairs and is supplied with power and lighting and has the potential to be converted into an additional useable space.

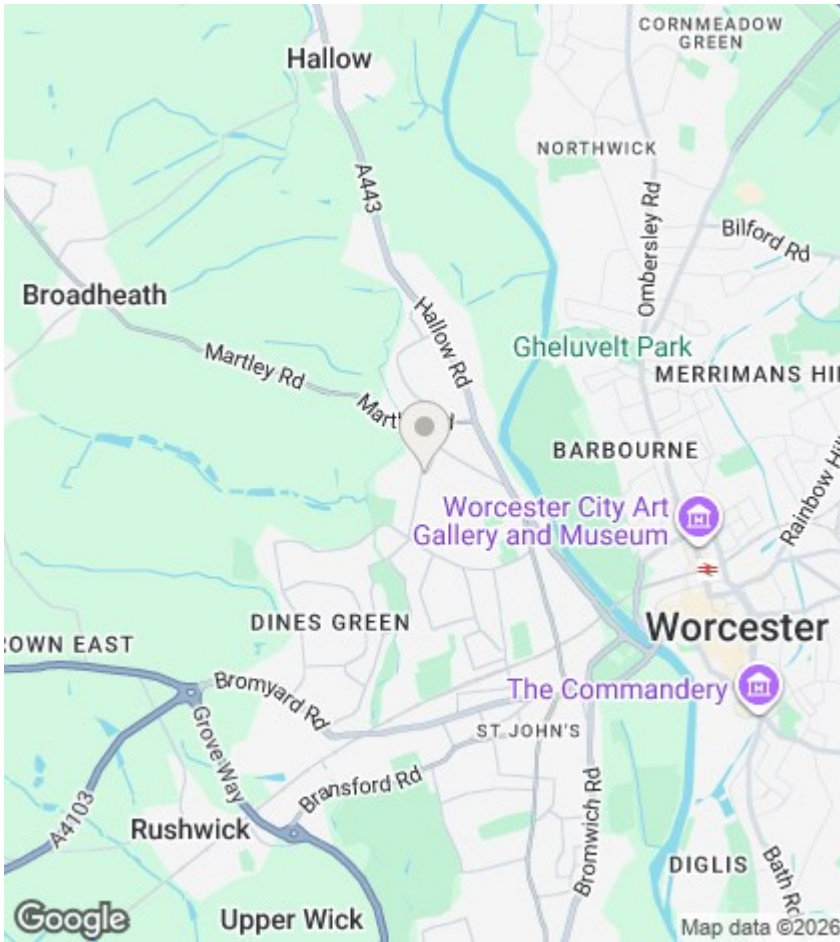
## First Floor

Upstairs, you are greeted by a bright and spacious landing which grants access to the main bedroom that benefits from built-in wardrobes, maximising storage and floor space. There are two further bedrooms, providing options for family use, guests, or a home office. You'll also find a large family bathroom with both a bath and a shower, suiting everyone's preference.

## External

Externally, the house sits on an extensive corner plot with a south-facing garden, offering good natural light throughout the day and an attractive outdoor area for relaxation or entertaining. Also includes a brick garage that provides fantastic additional storage. The property is also equipped with solar panels, which generate a quarterly income that will be transferable to the new owner until September 2032.

This property has something for everyone and is just waiting for someone to put their own stamp on it and unlock its potential.



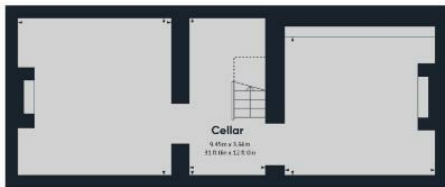
## Viewings

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>		<b>84</b>
(81-91) <b>B</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 Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area<sup>®</sup>  
158.2 sq. metres  
1702.9 sq. feet

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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