



14 Victoria Street

Worcester

Some houses are simply houses. Others become home — and this charming end-of-terrace property has certainly earned that title. The current vendor has called it home since 1969, which says rather a lot about the warmth, character and location this property has to offer.

Set in one of Worcester's popular and well-established areas of WR3, conveniently close to the city centre, this characterful home offers a surprisingly generous amount of space, with plenty of potential to make it your own.

Inside, you'll find two reception rooms, giving you the flexibility to create separate living and dining spaces, a home office, snug or whatever else suits your lifestyle. The kitchen leads through to useful additional accommodation, including a downstairs shower room, while upstairs are two bedrooms and the main bathroom.

There's also a loft conversion, providing valuable additional space — perfect for a home office, hobby room, occasional bedroom or somewhere to escape when you need five minutes' peace and quiet.

The property retains plenty of its original character and charm, while still offering the conveniences of modern living. A cellar provides useful storage, because apparently there is no such thing as too much storage.

Outside is where this home really comes into its own. The exceptionally long rear garden offers an impressive amount of outdoor space, with plenty of room for gardening, entertaining, relaxing and perhaps finally taking up that hobby you've been talking about. To the front, there is a private driveway providing off street parking.

With its combination of character, space, a fantastic garden and an excellent location , this is a home with plenty to offer.

And perhaps the biggest endorsement of all? The current vendor has lived here since 1969. After more than five decades, it is now ready to welcome its next chapter.

A characterful Worcester home with space, charm and a story — and one that's well worth coming to see.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





Agents Note

Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines – for terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyer's Info" page.

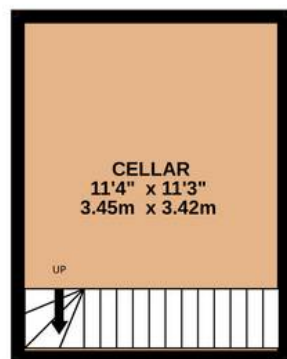
General Information

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property.

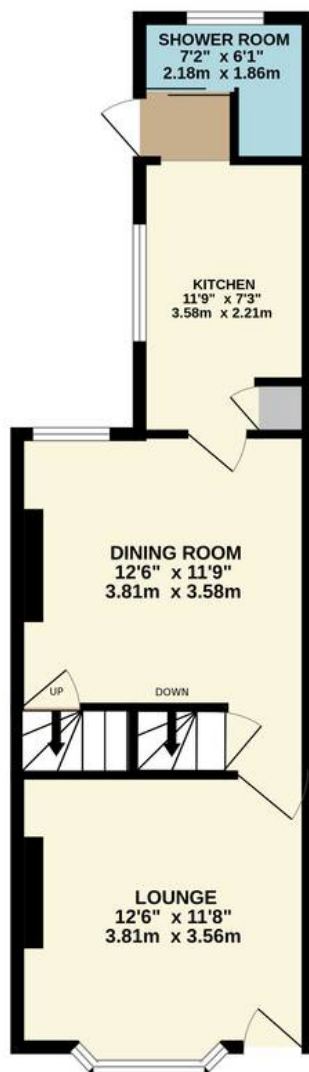
FIXTURES AND FITTINGS All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.



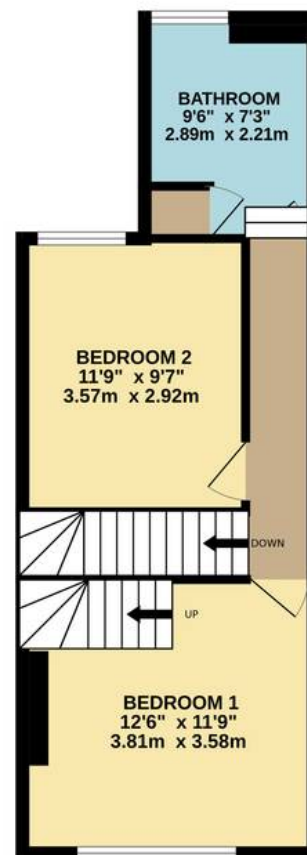
BASEMENT



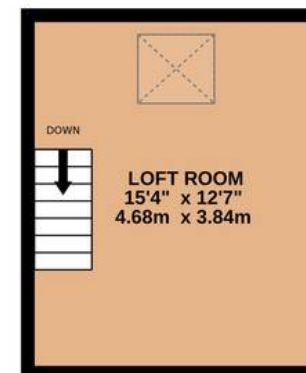
GROUND FLOOR



1ST FLOOR



LOFT CONVERSION



SHELTON & LINES

ESTATE AGENTS OF WORCESTER

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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