



44 Tunnel Hill | | Worcester | WR4 9SD

£1,050 Per Month



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Beautiful Top Floor Apartment with Stunning Views – Tunnel Hill, Worcester

Flat 6, 44 Tunnel Hill offers stylish top-floor living with a light and airy feel throughout. This well-presented two-bedroom apartment is ideal for professional tenants seeking a comfortable, low-maintenance home within easy reach of the city, motorway links, and local amenities.

- Two double bedrooms
- Fully equipped kitchen with integrated appliances
- One allocated parking space
- Fantastic location with easy access to Worcester city centre and train stations
- Open plan living/dining area
- Modern bathroom with separate bath and shower
- Well-maintained communal entrance

Front Exterior

The exterior presents a traditional brick building with large sash windows and a prominent arched entrance door. The street view shows on-street parking and well-maintained neighbouring properties, contributing to a pleasant and established residential environment.





Entrance Hallway

A carpeted entrance hallway connects the main rooms, offering a practical space with a wall-mounted radiator, coat hooks, and decorative artwork. The neutral tone and clean lines create a welcoming feel as you move through the home.

Living, Kitchen & Dining

18'3" x 15'8" (5.5m x 4.8m)

The living, kitchen and dining area forms a bright and welcoming open-plan space. It benefits from multiple windows that fill the room with natural light and offer far-reaching views over the surrounding rooftops and greenery. The kitchen itself is well-appointed with modern cabinetry, integrated appliances including a built-in oven and gas hob, and a practical work surface with a tiled splashback. The dining area comfortably accommodates a table and chairs, while the lounge space is arranged for relaxing and socialising.

Bedroom 1

12'0" x 10'6" (3.7m x 3.2m)

The main bedroom is a peaceful retreat with soft carpeting and a double bed positioned to take advantage of the natural light from the window. The room features a neutral décor that creates a calm ambiance, complemented by a full-length mirror and subtle ceiling beams adding character. The window frames views across the local area and beyond, enhancing the sense of space and tranquility.



Bathroom

The bathroom is stylishly finished with a combination of tiles and wall panels in a neutral palette. It offers a bath with a mixer tap, a wall-mounted sink with storage beneath, and a close-coupled toilet. A heated towel rail adds warmth and comfort, while recessed lighting and a mirror enhance the space's brightness and practicality.

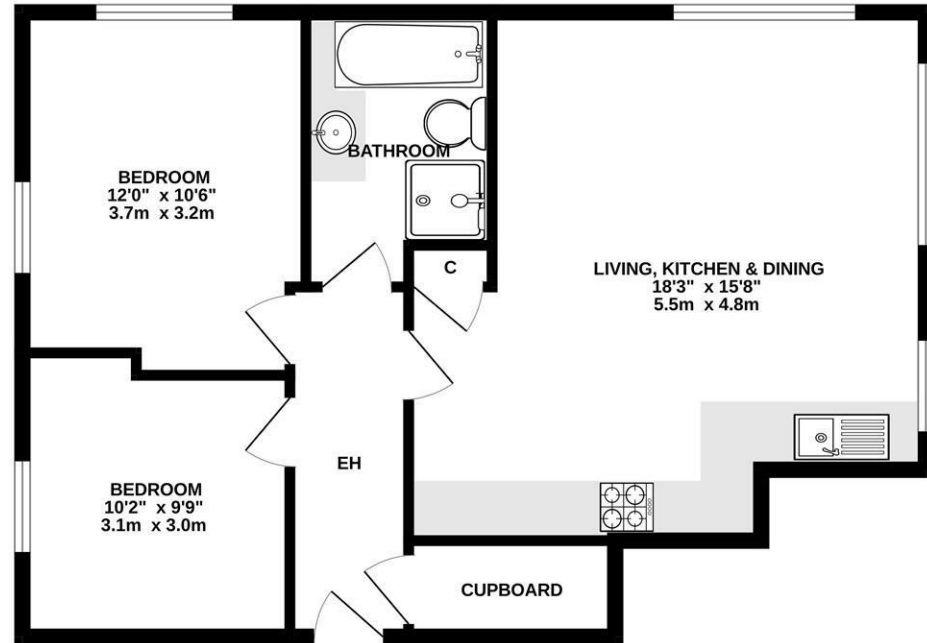
Bedroom 2

10'2" x 9'9" (3.1m x 3.0m)

The second bedroom is a cosy and inviting space with a comfortable double bed and bedside tables. It enjoys plenty of daylight through a large window that also offers scenic views of the neighbourhood. The room is decorated in a fresh and simple style, providing a versatile sleeping area suitable for family members or guests.



4TH FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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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Council Tax Band **A** EPC Rating **B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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