



49 St. Dunstons Crescent

Worcester, WR5 2AF

Andrew Grant

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3 Bedrooms 2 Bathrooms 3 Reception Rooms

A beautifully updated end of terrace home on one of Worcester's most sought after streets, with versatile accommodation across four floors.

- Offering over 1,700 sq ft of accommodation, this newly refurbished property combines generous living spaces, a converted cellar and a characterful loft conversion within a practical family layout.
- The spacious living and dining area connects directly with a contemporary kitchen, creating an inviting setting for everyday life and entertaining beside the garden.
- A new loft conversion provides an impressive third bedroom with its own en suite, fitted storage and characterful architectural details beneath the roofline.
- The enclosed rear garden combines a lawn with paved seating areas and raised planting beds, providing an attractive and manageable space for relaxing outdoors.
- A large cellar has been transformed into a generous cinema room, offering valuable additional space for films, games and informal relaxation.
- St. Dunstons Crescent is regarded as one of Worcester's most desirable residential streets, combining an established setting with excellent access to the city centre.

1788 sq ft (166.1 sq m)





The living and dining area

Forming the social heart of the ground floor, this spacious open plan room provides distinct areas for relaxing and dining. An exposed brick chimney breast with a recessed fireplace and log burner creates a strong focal point, while the generous proportions accommodate a full dining table alongside comfortable seating. The room flows directly into the adjoining kitchen and opens towards the rear garden.





The kitchen

Designed as a practical continuation of the living and dining area, the contemporary kitchen is arranged in a galley style with generous work surfaces. A fitted hob and oven are incorporated among a comprehensive range of cabinets, while a sink is positioned beneath the side window. Glazed doors at the far end provide a direct connection to the garden.





The sitting room

Offering a separate retreat at the front of the home, the sitting room is well proportioned for comfortable everyday use. A fireplace with stove provides the central feature, complemented by panelled alcoves and display shelving. The wide bay window enhances the room's sense of space and gives an outlook across St. Dunstons Crescent.



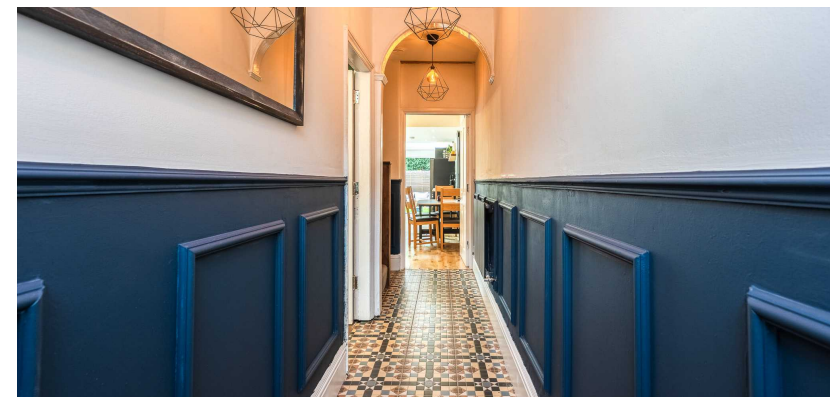
The cinema room

The converted cellar provides an excellent cinema room with proportions suited to films, games and informal relaxation. A recessed fireplace forms an inviting focal point, while fitted cupboards contribute useful concealed storage, this space is valuable additional accommodation beyond the principal ground floor living spaces.



The hallway, cloakroom and landing

A patterned tiled floor introduces the hallway, which connects the sitting room with the open plan accommodation beyond. Panelled walls and the exposed timber staircase add architectural character, while the adjoining cloakroom includes a WC and wash basin. The staircase continues through the upper floors, linking the first floor bedrooms and bathroom with the converted second floor.

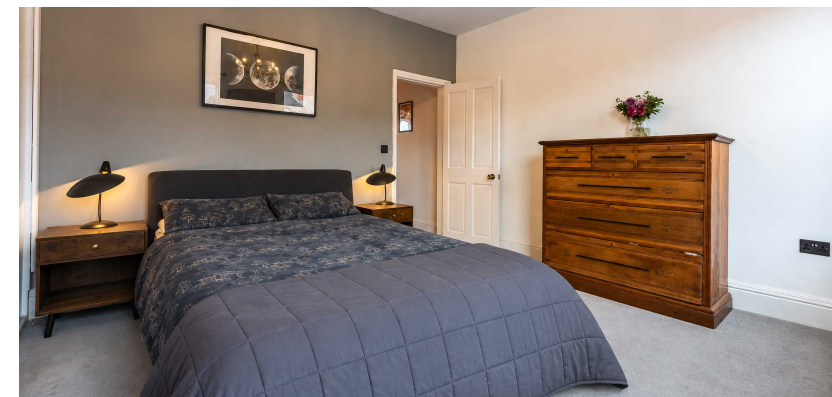






The primary bedroom

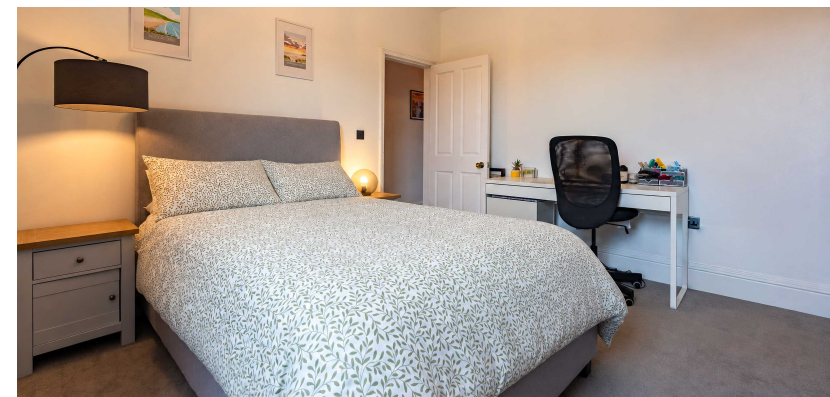
The primary bedroom is a generously proportioned double room overlooking the front of the home through two windows. A substantial range of fitted wardrobes extends across one wall, providing extensive storage without compromising the remaining floor space. Its balanced dimensions allow ample room around the bed and create a comfortable primary bedroom.





The second bedroom

Enjoying a position towards the rear of the first floor, the second bedroom offers comfortable double proportions. Fitted storage is incorporated alongside the chimney breast, leaving the principal area of the room open and practical.





The third bedroom

The third bedroom occupies the second floor and forms an impressive private retreat within the newly built loft conversion. Exposed roof timbers and multiple roof windows emphasise the character of the space, while fitted eaves storage makes effective use of the space. The bedroom also benefits from its own en suite shower room.





The third bedroom en suite

Complementing the second floor bedroom, the en suite is arranged beneath the sloping roofline. A glazed shower enclosure is joined by a WC and wash basin set within a vanity unit. A Velux window sits above the shower and brings daylight into this well appointed facility.



The family bathroom

The family bathroom provides a spacious and well considered suite serving the first floor bedrooms. A freestanding bath creates an elegant focal point, accompanied by a separate glazed shower enclosure, WC and wash basin with vanity storage. Extensive wall tiling defines the space, while a window provides ventilation and an outlook towards the garden.





The garden

The enclosed rear garden offers an attractive outdoor extension of the living accommodation, reached directly from the kitchen. A central lawn is accompanied by paved seating areas and stepping stones, while raised beds provide established planting around the boundaries. Private access is also provided from the front of the property via a side alley. The combination of open space and defined seating creates a manageable setting for relaxation, dining and entertaining.



Location

St. Dunstons Crescent is widely regarded as one of Worcester's most desirable residential streets, known for its attractive period homes and established character. The address combines a sought after setting with convenient access to the city centre and its extensive selection of shops, restaurants, services and cultural attractions. Everyday amenities, schooling and recreational opportunities are also available throughout the surrounding area. Rail services and the wider road network provide connections across Worcestershire and further afield. The location offers an appealing balance of city convenience, local green spaces and access to the River Severn and surrounding countryside.

Services

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

Broadband Speed: Ultrafast broadband available. Download speeds up to 5500 Mbps and upload speeds up to 5500 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 Band B

Agent Note

Please note that the vendor of this property is a relative of an employee of Andrew Grant.



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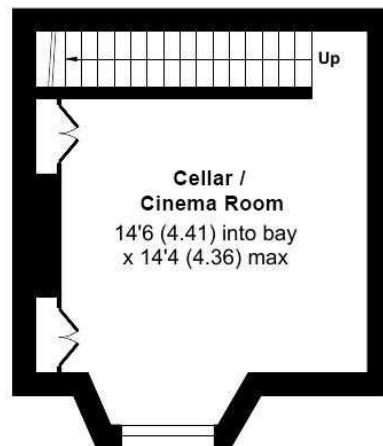
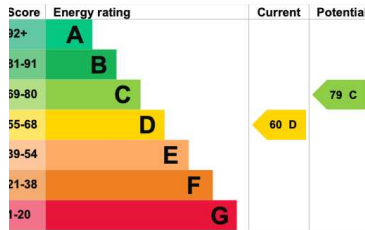
Approximate Area = 1570 sq ft / 145.9 sq m

Limited Use Area(s) = 218 sq ft / 20.2 sq m

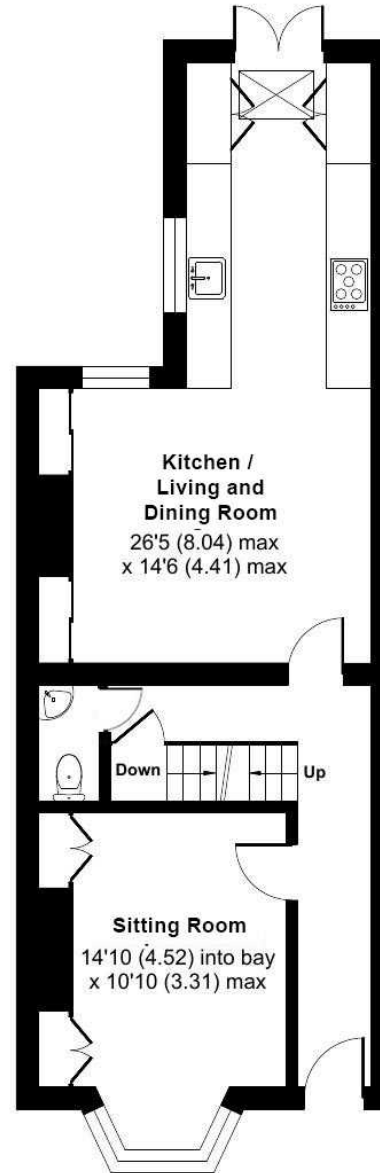
Total = 1788 sq ft / 166.1 sq m

For identification only - Not to scale

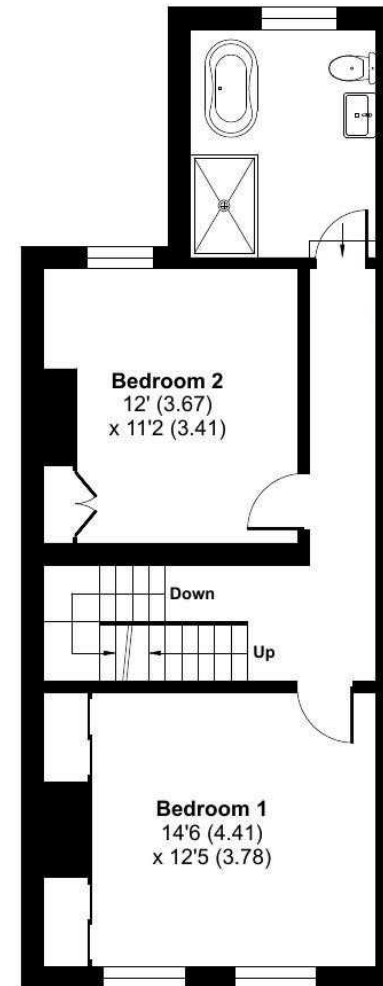
Denotes restricted head height



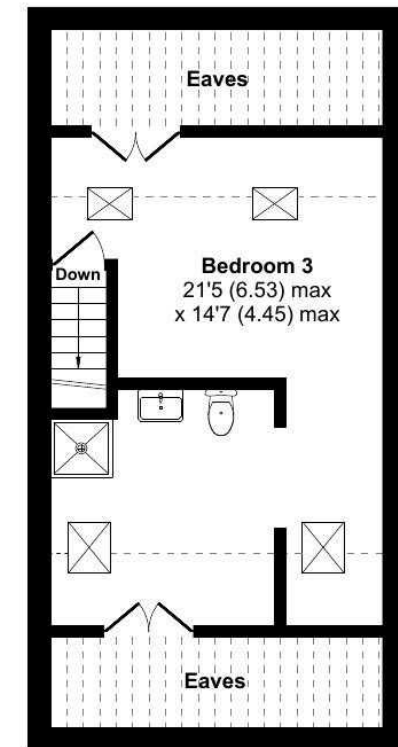
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential); © nchecon 2026. Produced for Andrew Grant. REF: 1523720



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