



**4 Austin Drive**  
Worcester, WR2 5JJ

**Andrew Grant**



## 4 Austin Drive

Worcester, WR2 5JJ

2 Bedrooms    1 Bathroom    1 Reception Room

Attractive semi-detached home offering a stylish kitchen diner, generous accommodation and a garden, well-presented throughout in a popular Worcester location.

- Well-appointed semi-detached home offering a balanced layout for modern living
- Contemporary kitchen diner with gas hob, built-in oven and French doors opening to the rear garden
- Enclosed rear garden with level lawn, patio seating area and timber shed
- A welcoming front approach with parking for two vehicles.
- Situated in Worcester with excellent local amenities and easy access to wider transport links

This well-presented semi-detached home provides comfortable accommodation arranged over two floors. The ground floor comprises a front living room and a generous kitchen/dining room with utility area and cloakroom. Doors from the kitchen lead onto the patio area, ideal for alfresco dining. Upstairs, two double bedrooms are served by a modern bathroom. Outside, there is an enclosed rear garden with lawn and patio, together with off-road parking for two vehicles. Located within Worcester, the area offers a broad selection of amenities together with convenient transport links.

658 sq ft (61.1 sq m)







## The kitchen and dining room

Perfect for family meals and entertaining, the kitchen and dining room forms the heart of the home. It features sleek light grey cabinets, a gas hob with stainless steel extractor, built-in oven and contrasting worktop. French doors open onto the patio and there is a useful utility alcove with space for appliances.







## The utility and cloakroom

Providing valuable secondary workspace, the utility sits just off the kitchen and supports everyday household tasks. It incorporates a fitted worktop with plumbing and space for appliances beneath. Located off the utility, the cloakroom offers a practical facility for guests and daily use. It is fitted with a wall-mounted wash basin with mixer tap, a close-coupled WC and a tiled splashback.







## The living room

Set to the front of the house, the living room provides a comfortable space for relaxation and everyday life. This room links to the hallway and the kitchen diner, creating an easy flow through the ground floor.







## The primary bedroom

Forming a calm retreat, the primary bedroom occupies the rear of the first floor. A wide window brings views of the frontage and it offers ample floor space with room for additional furnishings. Accessed from the landing, this room is conveniently positioned near the bathroom.







## The second bedroom

Providing further flexibility, the second bedroom is also a generous double room, ideal for use as an additional bedroom or home office. There is enough space for additional furniture and built-in storage provides added convenience.

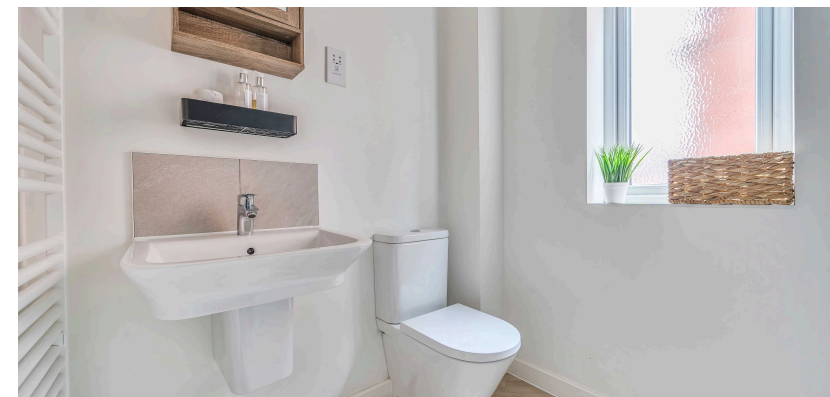






## The bathroom

Serving both bedrooms, the first-floor bathroom is appointed in a contemporary style. It comprises a white panelled bath with shower over and glazed screen, a wall-mounted basin with mixer tap and a close-coupled WC. Tiled walls around the bath and a heated towel rail provide both practicality and comfort.







## The garden

Designed for low-maintenance outdoor enjoyment, the enclosed rear garden extends from the kitchen diner. A paved patio adjoins the house and opens to a level lawn bordered by timber fencing. There is a timber shed for storage and gated side access to the frontage, creating a secure outside space.





## Location

Worcester is a historic cathedral city set along the River Severn, offering a blend of character and modern convenience. The city centre provides a wide range of amenities including shops, cafés, restaurants and leisure facilities, alongside cultural attractions and riverside walks. Worcester is well regarded for its choice of schools across both state and independent sectors and benefits from a vibrant university presence. There are plentiful green spaces nearby, together with good transport connections by road and rail to the Midlands and beyond.

## Services

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

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 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 for river and surface water flooding.

There is a service charge of £141.25 per annum.

## Council Tax

The Council Tax for this property is Band B

## Agent Note

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

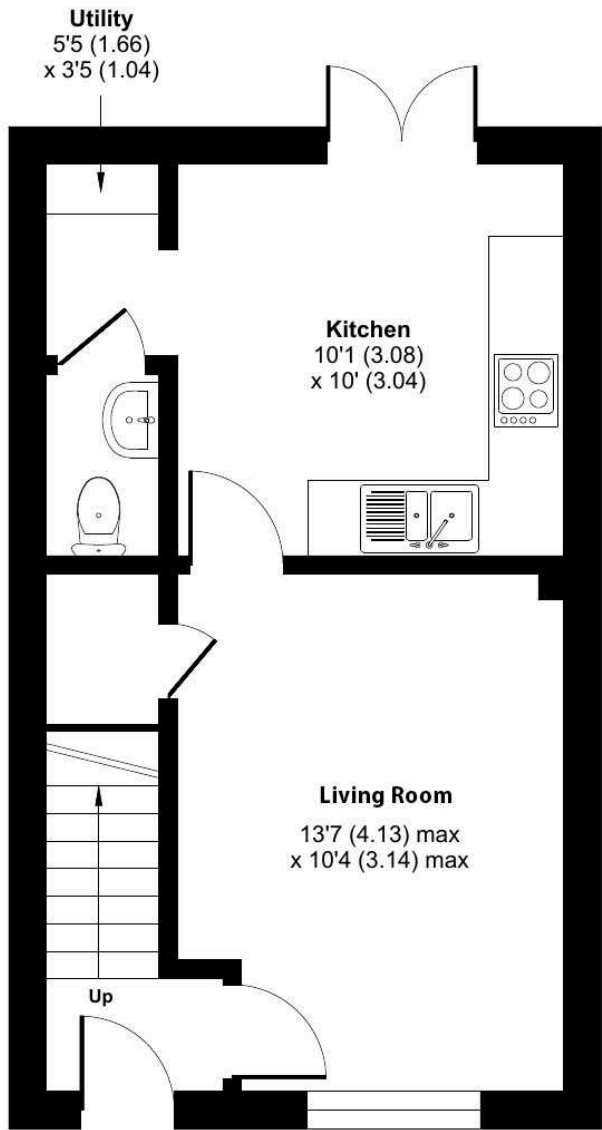




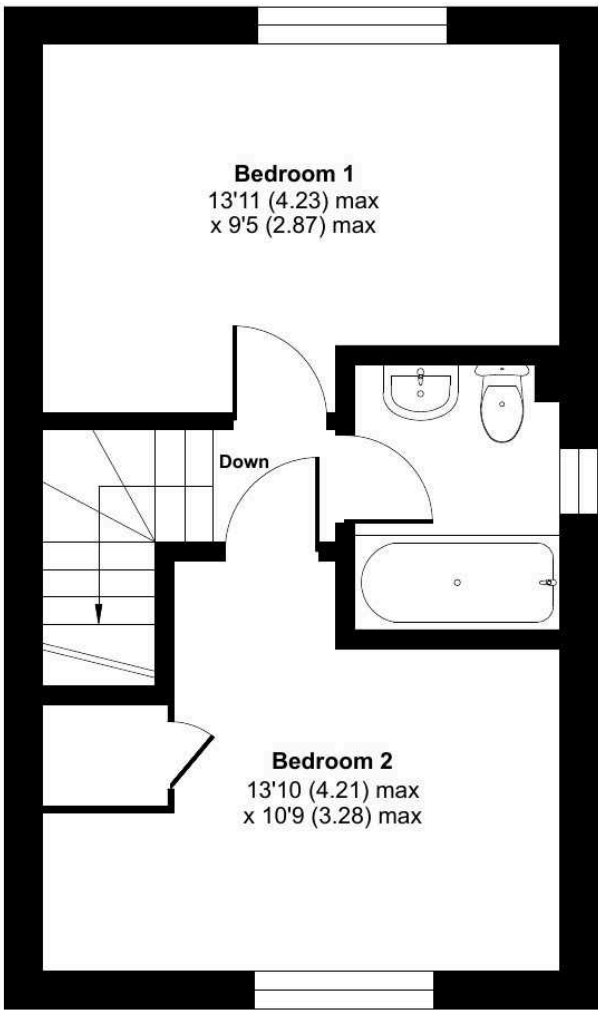
Austin Drive, Worcester, WR2

Approximate Area = 658 sq ft / 61.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Andrew Grant. REF: 1399887

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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