



The Lane

Worcester | WR1 1AE



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Situated on the outskirts of the popular Barbourne area of Worcester, this well-positioned three-bedroom property offers excellent access to a range of local amenities, including a Sainsbury's Local just a short walk away. Worcester city centre is within easy walking distance or a short drive, providing a wide selection of shops, restaurants, and convenient transport links via Foregate Street train station. Combining city convenience with attractive outdoor surroundings, the property enjoys beautiful canalside walks on its doorstep and is located close to the popular Gheluvelt Park, making it an ideal home for families and professionals alike.

Location:

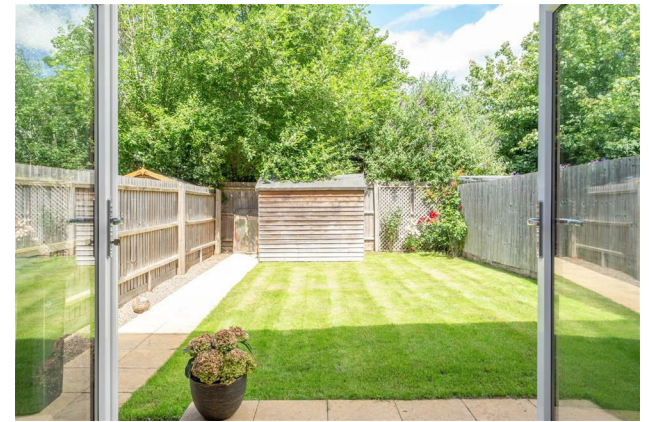
Situated on the outskirts of Barbourne, this modern three bedroom mid terrace property enjoys easy access to Worcester city centre, local amenities, canalside walks, and the popular Gheluvelt Park.

Education:

The property is well placed for a range of highly regarded schools, including St George's C of E Primary School and St George's Catholic Primary School, both within walking distance. Nearby secondary education options include Bishop Perowne (Church Of England College) and Tudor Grange Academy Worcester, while independent schooling is available at RGS Worcester and King's Worcester.

Accommodation Comprising Of:

Hallway, Sitting Room, Dining Area, Kitchen, Utility, WC, Three Bedrooms and Ensuite, Family Bathroom. Driveway with Two Parking Spaces.





Ground Floor Accommodation:

The welcoming entrance hallway features attractive laminate flooring and leads through to a spacious and bright sitting room, enhanced by a large front-facing window that fills the room with natural light. The living space flows seamlessly into the dining area and open-plan kitchen, creating an ideal layout for modern family living and entertaining.

The contemporary kitchen is fitted with a range of wall and base units and benefits from an Electrolux double oven and grill with extractor hood over. Integrated appliances include a Zanussi dishwasher and fridge/freezer. French doors open directly onto the patio and south-facing rear garden, providing the perfect space for indoor-outdoor living during the warmer months.

Leading from the sitting room is a practical utility room and a convenient ground floor cloakroom, fitted with a wash hand basin and WC.

First Floor Accommodation:

A spacious landing provides access to all three bedrooms and the family bathroom. The principal bedroom is bright and generously proportioned, benefiting from a modern en-suite shower room featuring grey floor tiles, a corner shower enclosure, pedestal wash hand basin, low-level WC, and a heated ladder-style towel rail.

The second bedroom is a well-sized double room, offering ample space for furnishings. The third bedroom is currently arranged as a home office and features attractive wood-effect flooring, although it would equally serve as a comfortable bedroom. It also benefits from fully fitted mirrored wardrobes, providing excellent storage solutions.

The family bathroom is stylishly appointed with grey tiled flooring and complementary wall tiling. It comprises a panelled bath, wash hand basin, low-level WC, fitted vanity storage cupboard, and a heated ladder-style towel rail, creating a practical and contemporary space.





Outside:

To the front of the property, a tarmac driveway provides off-road parking for two vehicles. To the rear, the home benefits from a private south-facing garden, featuring a well-maintained lawn, garden shed and enclosed boundaries, creating an ideal space for outdoor entertaining, family enjoyment, or simply relaxing in the sunshine throughout the day.

Worcester Council:

Band C

Tenure:

Freehold

Services:

Mains drainage, water, electricity and gas.

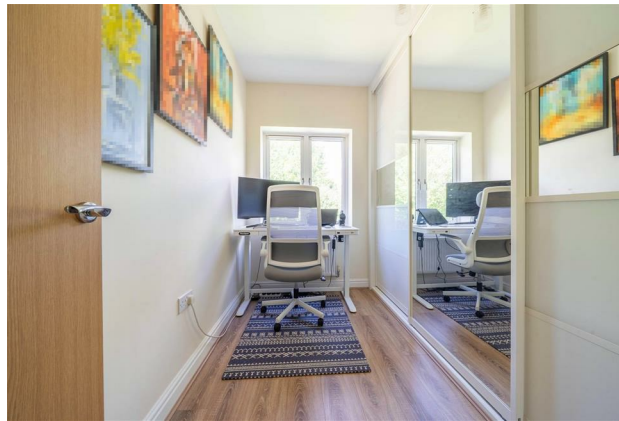
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Administration Deposit:

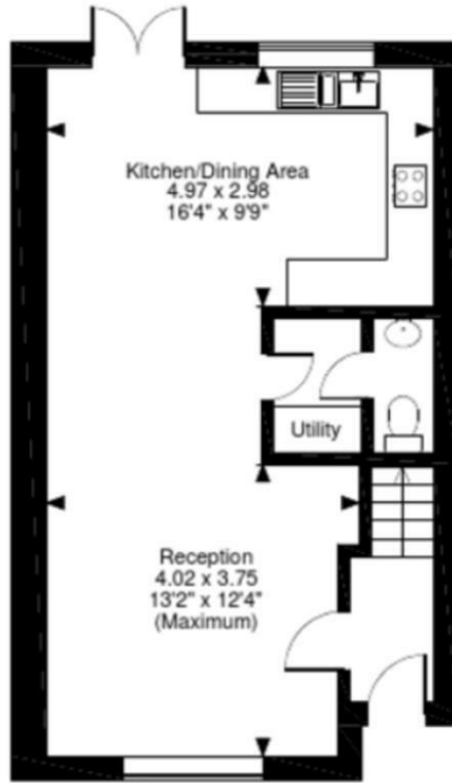
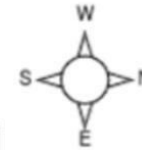
RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings of services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

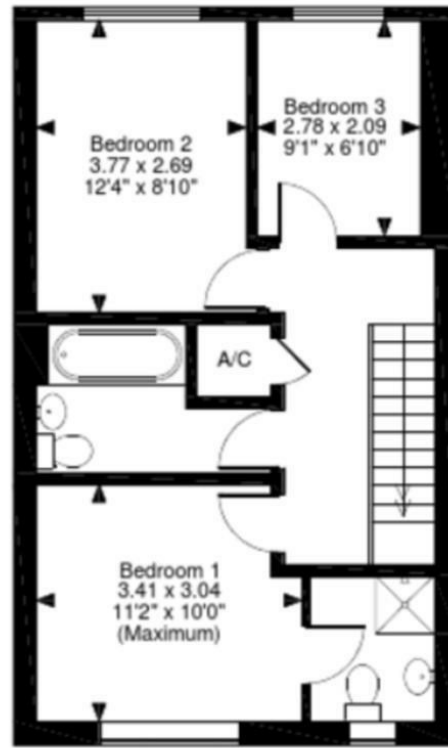




The Lane, Worcester
Approximate Gross Internal Area
940 Sq Ft/87 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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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 documentaries 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, acreages, 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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