

FOR SALE



Sansome Place, Worcester, WR1 1UA

4 Bedrooms, 3 Bathroom, Town House

£450,000

MARTIN&CO



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4 Bedrooms, 3 Bathroom

£450,000

- Freehold tenure
- 4 bedrooms
- 2 shower rooms
- Bathroom & Fitted cloakroom
- 2 living rooms



4 Bedrooms, 3 Bath/Shower Rooms | Flexible Annexe-Style Living | Parking For 3 - 4 Cars | Freehold Townhouse

A rare opportunity to acquire a highly versatile four-bedroom townhouse with flexible annexe-style living, ideally situated in Worcester and ideal for walking to the town centre.

This spacious and well-presented freehold home is arranged over three floors and offers adaptable accommodation ideally suited to modern family living.

A particular feature of the property is the exceptionally flexible ground floor layout, which is well suited to annexe-style or independent living. This level includes a bedroom, lounge, kitchen area and shower room with WC, making it ideal for multi-generational living, an older teenager, guests, a dependent relative, a private work-from-home suite, or potential income-generating accommodation.

The first floor provides the main living accommodation, comprising a bright lounge, fitted kitchen/dining room, separate WC and useful storage, creating an excellent space for day-to-day living and entertaining.

On the top floor are three further bedrooms, including a principal bedroom with its own en suite shower room, together with a family bathroom featuring both bath and shower facilities.

Outside, the property benefits from a small, private, low-maintenance rear garden and driveway parking for 3 - 4 vehicles.

This is a rarely available home with a particularly versatile layout, ideal for buyers seeking flexible living space in a convenient Worcester location.



KEY SELLING POINTS

- Freehold townhouse
- Four bedrooms
- Three bath/shower rooms plus separate WC
- Flexible annexe-style ground floor accommodation
- Ground floor bedroom, lounge, kitchen area and shower room with WC
- Ideal for multi-generational living, guests, home working or potential income-generating use, subject to any necessary consents
- Bright first-floor lounge and kitchen/dining room
- Principal bedroom with en suite shower room
- Family bathroom with bath and shower
- Driveway parking for 3 - 4 vehicles
- Low-maintenance rear garden
- Versatile layout rarely available in similar homes

KEY FACTS

- Freehold tenure
- Council tax band E, with an improvement indicator
- Energy Performance Certificate band C
- Gas-fired central heating
- Double glazing
- Estate management fee, approx £250pa

INCLUSIONS

- Floor coverings as fitted
- Blinds & curtains as fitted
- Curtains as fitted
- GF Kitchen: cooker, fridge & freezer
- GF bedroom 4: wardrobe
- FF lounge: fire
- FF Kitchen: oven, hob & cookerhood
- FF Kitchen: fridge & dishwasher
- Bath/shower rooms: mirrors



GROUND FLOOR

Offers potential for a self-contained annexe

RECEPTION HALL 2.58m x 4.75m
x 2.99m (8'6" x 15'7" x 9'9")

LIVING ROOM 5.33m x 2.41m
(17'6" x 7'11")

FITTED KITCHEN 3.31m x 2.05m
(10'10" x 6'8")

BEDROOM FOUR 3.30m x 3.28m
(10'10" x 10'9")

SHOWER ROOM WITH WC 1.66m
x 0.75m < 2.25m (5'6" x 2'6" < 7'5")



FIRST FLOOR

LANDING 2.57m x 1.68m < 2.99m
(8'5" x 5'6" < 9'9")

CLOAKS CUPBOARD 1.99m x
1.66m (6'6" x 5'5") (max)

FITTED CLOAKROOM / WC 1.57m
x 1.24m (5'2" x 4'0")

LOUNGE 5.30m x 3.17m (17'4" x
10'5")

FITTED KITCHEN & DINING ROOM
5.30m x 2.27m < 3.10m (17'4" x 7'5"
< 10'2")

SECOND FLOOR

LANDING 3.80m x 0.82m < 3.00m
(12'5" x 2'8" < 9'10")

BEDROOM ONE 3.25m x 3.05m
(10'8" x 10'0")

EN SUITE SHOWER ROOM 2.44m
x 1.60m (8'0" x 5'3")(max)

BEDROOM TWO 2.72m < 3.53m x
2.56m (8'11" < 11'6" x 9'3")

BEDROOM THREE 3.25m x 2.04m
(10'8" x 6'8")

FAMILY BATHROOM 2.56m x
1.56m (8'5" x 5'1")



OUTSIDE

PARKING Off-road parking for 3 - 4
cars to front of house.

GARDEN

A small private rear garden,
landscaped for ease of maintenance
and from which there is access to
the communal courtyard gardens.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Not to scale
 For general guidance purposes only and not to be taken as a statement of fact.

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