



Offers In Excess Of £275,000

3 Bedroom Semi-Detached House for sale
17 Brantwood, Worcester



EweMove
SALES AND LETTINGS



Overview

An exceptional, beautifully extended three-bedroom modern semi-detached family home positioned within a peaceful, highly sought-after cul-de-sac in the Warndon Villages development. Updated by the current owners, this property perfectly balances spacious open-plan living with highly convenient access to local schools, amenities, and transport hubs.

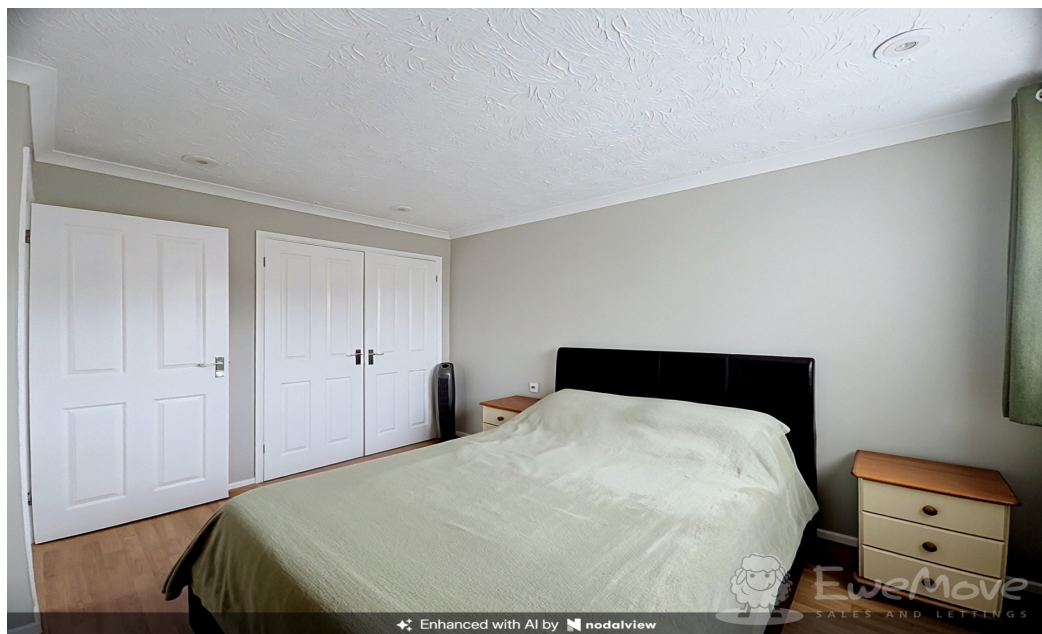


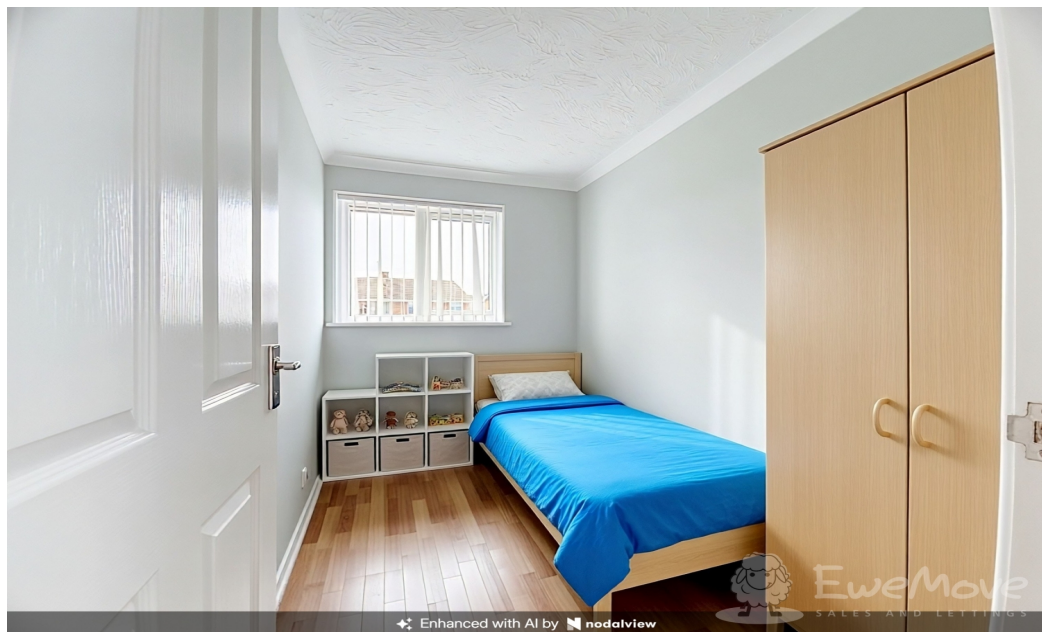
Key Features

- Stunning Open-Plan Kitchen & Dining Area seamlessly leading into an extended sun lounge
- Beautifully Landscaped South-West Facing Garden featuring a modern patio, fresh turf, and a practical storage shed
- Convenient downstairs WC
- Ample Off-Road Parking on a private driveway accommodating up to 3 cars
- Sun Lounge boasting a large skylight, double aspect windows, and contemporary bifold doors
- Tucked Away in a Quiet Cul-de-Sac Location within the highly desirable Warndon Villages
- Energy Efficient & High Spec featuring a recently refitted gas combi boiler, PVC white double glazing, and an excellent EPC Rating C









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Upon entering, you are welcomed by an inviting hallway that leads to a separate, generous front lounge reception room-ideal for cosy family evenings. To the rear of the home sits the true showpiece: a magnificent open-plan kitchen and dining area that flows directly into a stunning extended sun lounge. This bright, double-aspect space is flooded with natural light via a large overhead skylight and features striking bifold doors that open completely to seamlessly blend indoor and outdoor living. A practical, modern downstairs WC completes the ground floor layout.

First Floor: The first floor features a bright and airy landing leading to three excellently sized bedrooms. The principal bedroom is a spacious double boasting sleek fitted wardrobes, accompanied by a second large double bedroom and a substantial single bedroom that easily accommodates traditional bedroom furniture or a high-end home office. The family bathroom serves the first floor and is equipped with a modern white suite, including an over-bath shower setup.

Outside & Gardens: The property sits on an enviable plot with a large driveway to the front and side, providing off-road parking for up to 3 vehicles. To the rear is a beautifully landscaped, fully enclosed south-west facing garden which enjoys maximum afternoon and evening sunshine. It features a newly laid modern patio area perfect for alfresco dining, a pristine lawned turf section, and a secure garden shed offering ample storage.

Location & Commuting: Situated in a prime pocket of Warndon Villages, the property falls within close proximity to the exceptional Lyppard Grange Primary School and local community amenities. It is a commuter's dream, located just a short drive from Junction 6 of the M5 motorway, while offering seamless access to Worcester City Centre, Worcester Royal Hospital, and local business parks.



GCH PVC Double Glazed, Mains Utilities, Std Construction

Flood Risk Very Very Low.

Mobile phone connectivity Good, O2, Vodafone, 3, EE

ultra fast 900mb available

Council Tax Band C, £2138.50 Worcester in 2026/2027

Local schools ,Lyppard Grange.Tudor Grange •The River School.• Tudor Grange Academy

ANTI MONEY LAUNDERING:

It is a legal requirement for Estate Agents to verify both sellers and buyers on any transaction. By law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £40 incl. VAT per person, payable in advance via our onboarding system.

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Hall

9' 4" x 2' 9" (2.85m x 0.85m)

Downstairs Cloakroom

5' 4" x 2' 9" (1.65m x 0.86m)

Lounge

14' 5" x 14' 11" (4.40m x 4.56m)
At widest

Sun Lounge

10' 10" x 9' 6" (3.32m x 2.91m)

Kitchen Area

8' 0" x 9' 9" (2.45m x 2.98m)

Dining Area

9' 9" x 6' 3" (2.98m x 1.92m)

Bathroom

5' 11" x 5' 10" (1.81m x 1.80m)

Bedroom 1

8' 8" x 11' 6" (2.65m x 3.51m)

Bedroom 2

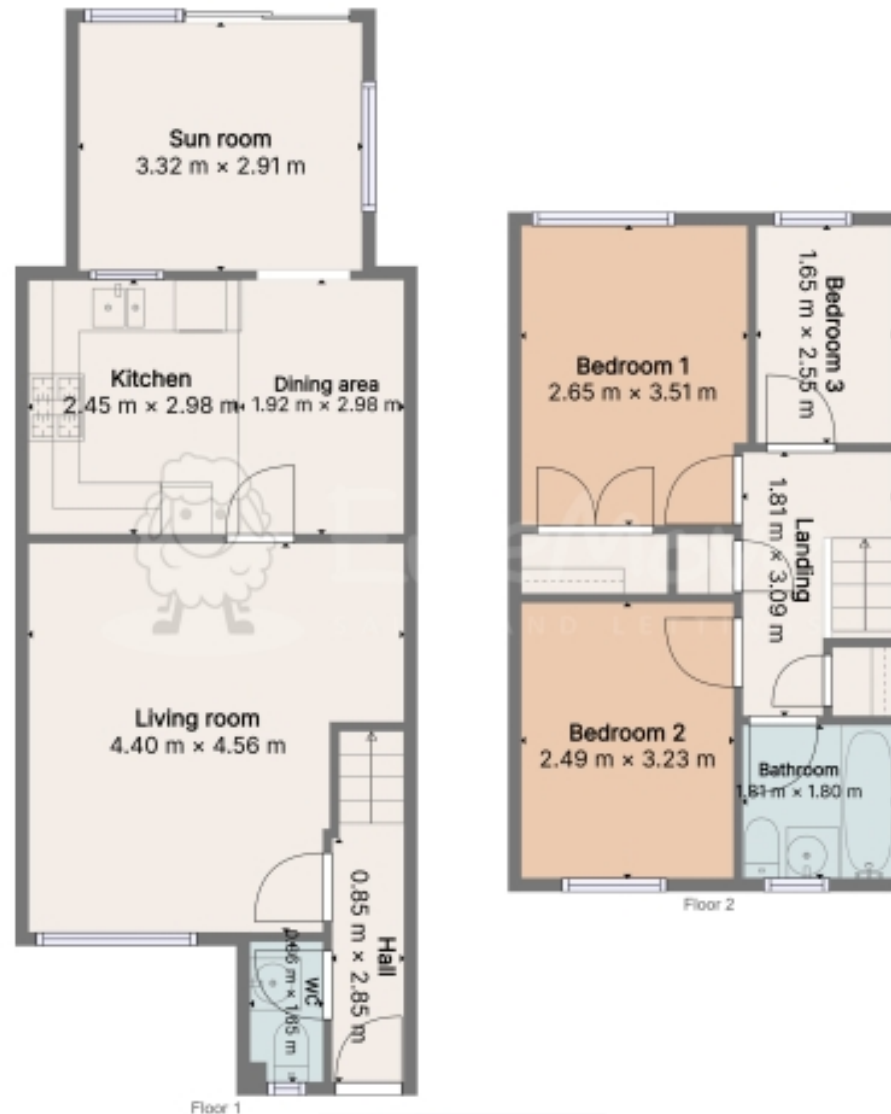
10' 7" x 8' 2" (3.23m x 2.49m)

Bedroom 3

8' 4" x 5' 4" (2.55m x 1.65m)
Suggested Furnishing

First Floor Landing

Floorplans



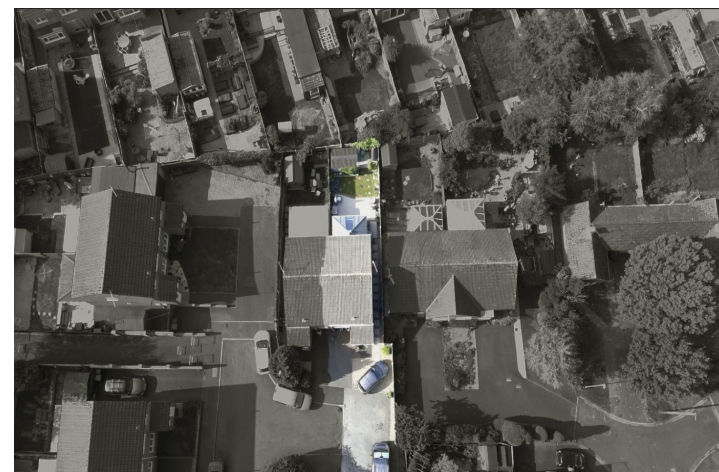
Total area: 77.0 m²

Floor 1: 46.6 m² · Floor 2: 30.4 m²

Sizes and dimensions are approximate, actual may vary.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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