



10 Staplow Road

Worcester, WR5 2LZ

Andrew Grant

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3 Bedrooms 1 Bathrooms 1 Reception Rooms

Beautifully presented, this impressive family home combines generous living space with attractive gardens, ample parking and a substantial detached outbuilding.

- Spacious open plan living and dining room with sliding doors opening onto the rear garden
- Contemporary breakfast kitchen with generous work surfaces and space for everyday dining
- Three comfortable double bedrooms offering generous accommodation
- Well maintained rear garden with lawns established planting and paved seating areas
- Versatile detached outbuilding offering excellent potential as a home office studio or workshop
- Block paved driveway and garage providing generous parking for several vehicles
- Well positioned within a sought after residential area of Worcester

1349 sq ft (125.3 sq m)





The kitchen and breakfast room

Designed as the heart of the home, the kitchen and breakfast room provides an excellent space for everyday cooking and informal dining. A generous range of contemporary cabinetry is complemented by extensive work surfaces and integrated appliances. Sliding doors lead to the patio and another door leads to the garage.







The living and dining room

Creating a superb space for everyday family life, the living and dining room offers generous proportions for both relaxing and entertaining. A feature fireplace forms an attractive focal point, while a wide window and sliding patio doors connect the room with the rear garden. Its open layout comfortably accommodates both seating and dining areas.







The hallway

Welcoming you into the home, the hallway provides access to the principal ground floor accommodation and the staircase to the first floor. A useful understairs cupboard offers practical everyday storage, while the adjoining porch creates an inviting entrance.





The primary bedroom

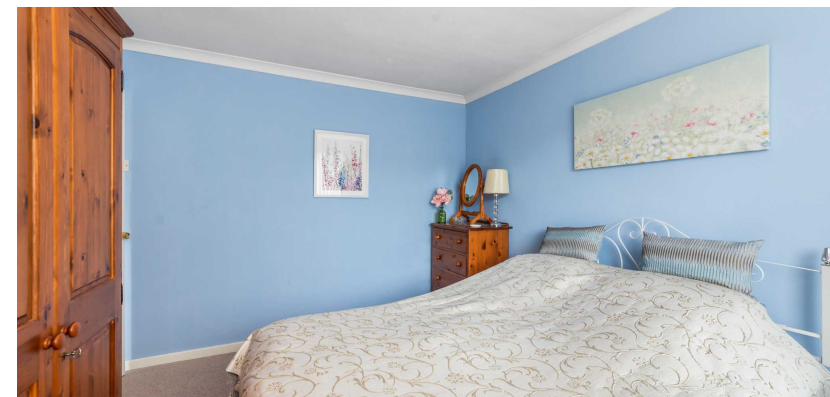
Providing a comfortable retreat at the end of the day, the primary bedroom is a generously proportioned double room with space for a large bed and additional bedroom furniture.





The second bedroom

Offering comfortable accommodation for family or guests, the second bedroom is another well proportioned double room. A wide window overlooks the rear of the property, bringing in garden views.





The third bedroom

Completing the bedroom accommodation, the third bedroom is a comfortable double room suited to a variety of household requirements. The practical proportions allow the room to be used as a home office, dressing room, nursery or bedroom.



The bathroom

Serving the first floor accommodation, the family bathroom is fitted with a bath, separate shower cubicle, wash basin and WC. Contemporary wall tiling creates a smart finish, while the practical layout comfortably serves the surrounding bedrooms.



The garden

Providing an enjoyable extension of the living accommodation, the gardens are attractively maintained with lawns, established planting and paved seating areas. The rear garden offers an excellent setting for outdoor dining and relaxation, while the detached outbuilding adds valuable versatility for a range of future uses.





The driveway and parking

A broad block paved driveway provides off road parking for several vehicles and leads directly to the attached garage. The generous frontage creates an impressive approach to the home while offering excellent practicality for everyday family living.

Location

Situated within a well established residential area of Worcester, Staplow Road enjoys convenient access to a wide range of everyday amenities. Local shops, supermarkets and leisure facilities are all readily available, while the area is well served by schools for various age groups. Worcester city centre offers an excellent choice of shopping, dining and cultural attractions, and the surrounding road network provides convenient connections for commuting and travel throughout the region.

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 D



Staplow Road

Approximate Gross Internal Area
 Ground Floor = 65.9 sq m / 709 sq ft
 (Including Garage)
 First Floor = 41.4 sq m / 446 sq ft
 Outbuilding = 18.0 sq m / 194 sq ft
 Total = 125.3 sq m 1349 sq ft

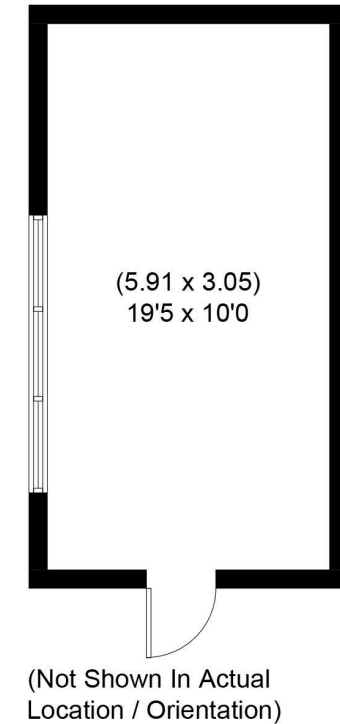
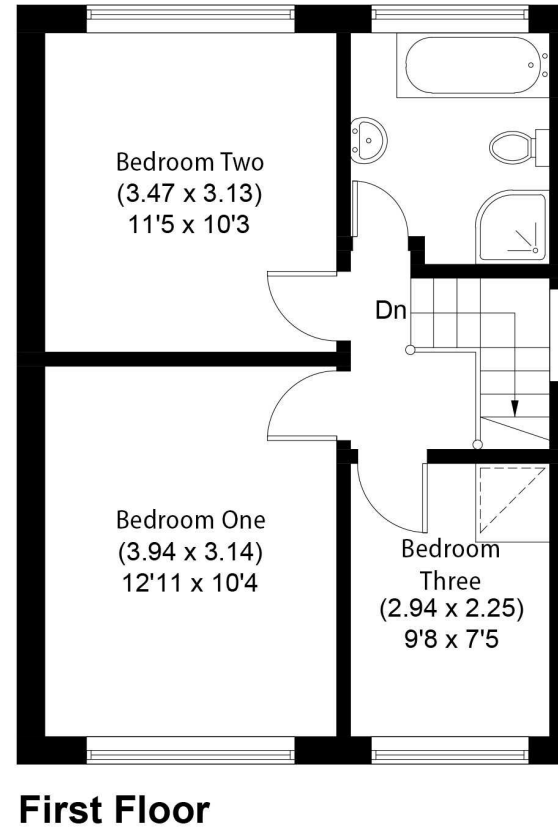
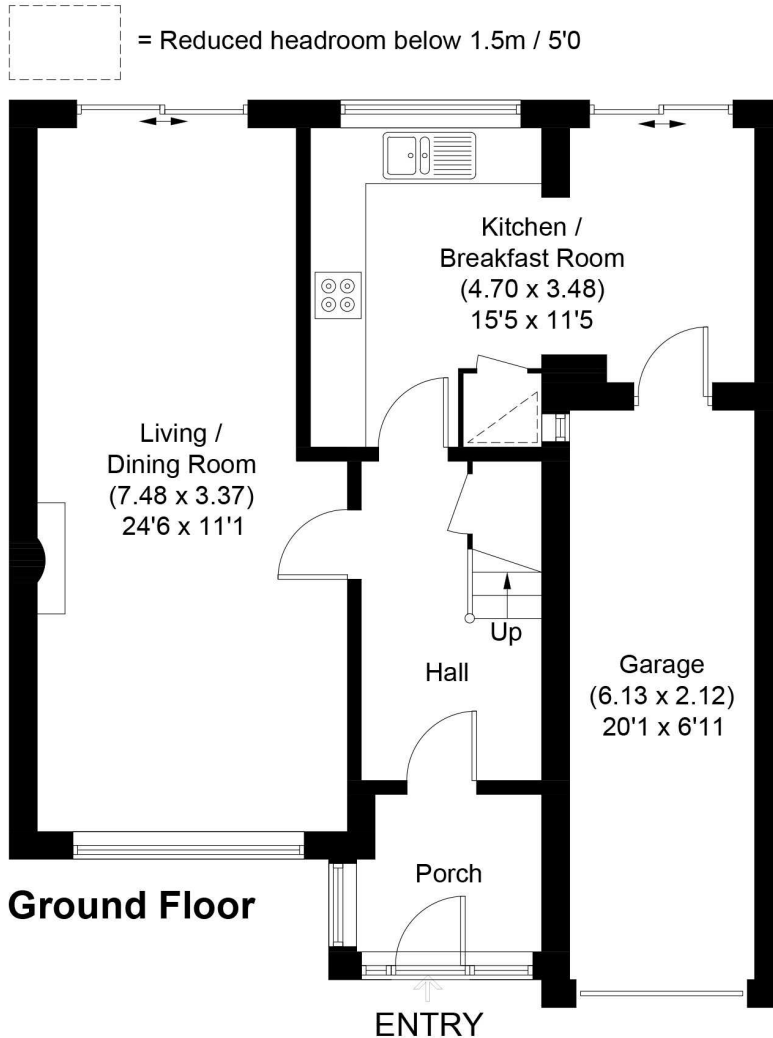


Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	79 C
39-54	E		
21-38	F		
1-20	G		



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