



## 2 Goodrich Avenue

Worcester, WR4 0QZ

Andrew Grant

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**4 Bedrooms   2 Bathrooms   3 Reception Rooms**

A spacious four-bedroom home with versatile accommodation, three reception rooms, conservatory and gardens, plus driveway parking.

- Flexible four-bedroom home arranged over two floors with flexible study/fifth bedroom
- Modern kitchen with integrated appliances and a living room with a feature fireplace
- Enclosed garden with lawn, paved paths and patio
- Block-paved driveway accommodating three cars and side access
- Situated in Worcester close to amenities, schools and commuter routes

This well-proportioned home provides adaptable accommodation ideal for family living. Both a living room and dining room flow through to a conservatory, while the modern kitchen is fitted with ample cabinetry, contrasting worktops and integrated cooking appliances. A versatile ground floor study or fifth bedroom offers flexibility to suit a range of needs. Upstairs, there are four well proportioned bedrooms, including a principal suite with its own shower room. Outside there is a private garden with lawn and seating areas and a block paved driveway for multiple vehicles.

**1397 sq ft (129.8 sq m)**





## The kitchen

Designed for modern living, the kitchen offers ample space for meal preparation and informal dining. Plentiful cabinetry with contrasting worktops house a stainless-steel oven, gas hob and extractor, with a double sink set beneath a wide window. A half glazed split door opens directly to the garden for easy outdoor access.





## The living room

At the front of the home, the living room provides a generous area for everyday relaxation and entertaining. A contemporary fireplace with a stone surround and polished hearth creates an inviting focal point. A deep bay window overlooks the frontage, and glazed double doors lead through to the dining room, maintaining an easy flow between spaces.





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## The dining room

The dining room sits between the living room and the conservatory, making it ideal for family meals and dinner parties. Sliding glass doors draw the eye towards the conservatory and garden beyond. Glazed double doors connect to the living room, so the reception areas can be opened up for larger gatherings or kept separate for more intimate occasions.





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## The conservatory

Opening off the dining room, the conservatory provides an additional reception space that bridges indoor and outdoor living. Brick dwarf walls support full-height glazing topped by a pitched roof, creating a year-round retreat. Doors open out to the paved patio and lawn, making this a pleasant spot for morning coffee or summer entertaining.





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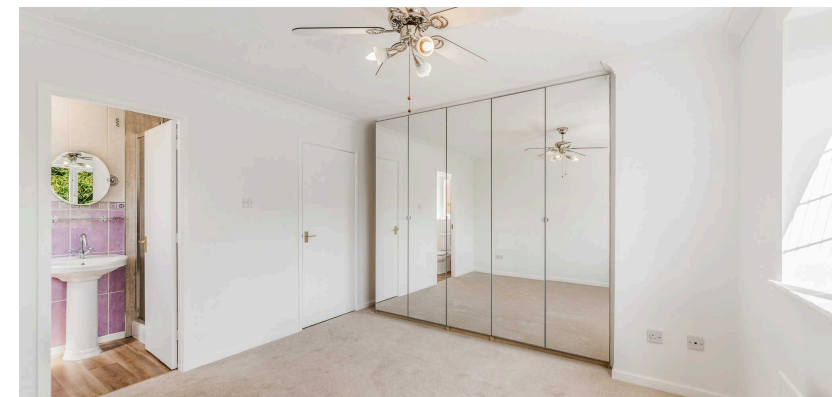
## The study / fifth bedroom

Serving as a versatile study, this ground floor room offers excellent flexibility and could easily be used as a fifth bedroom if required. Full height mirrored wardrobes maximise storage and reflect light from the generous front window. Wood flooring and recessed spotlights give a contemporary feel, while the room also benefits from plumbing for utility appliances with the washing machine and tumble dryer included.



## The primary bedroom

Occupying a peaceful position on the first floor, the primary bedroom provides a generous retreat with space for a king-size bed. A wall of mirrored wardrobes maximises storage and enhances the sense of space. A large front window with leaded glazing brings in ample light, and a door leads to the private en suite.





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## The primary en suite

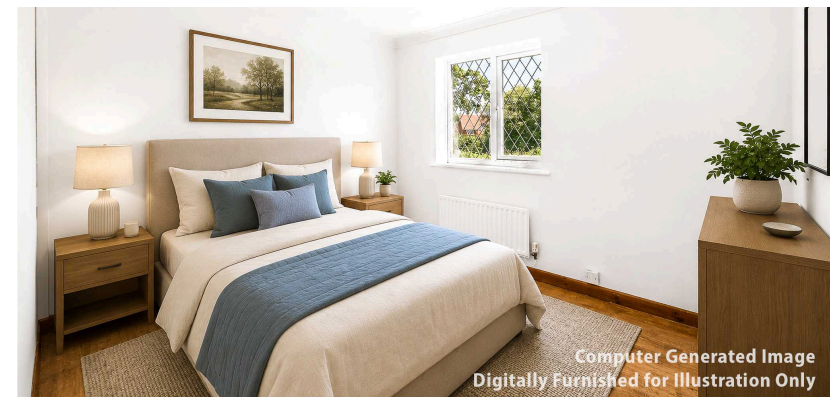
Serving the main bedroom, the en suite is finished with contemporary fittings. A glazed shower enclosure sits alongside a pedestal basin and WC. A frosted window provides natural light and ventilation, ensuring the space is both bright and private.





## The second bedroom

The second bedroom offers a well sized double room with scope for freestanding furniture. A front facing window allows in daylight and the wood flooring adds a practical finish. Its proportions make it ideal as a guest bedroom or a further family bedroom.





## The third bedroom

The third bedroom provides comfortable accommodation for a guest or family member. Neutral carpeting and a rear facing window create a pleasant setting, while there is sufficient space for a bed and storage, making it a practical addition to the first floor.



## The fourth bedroom

The fourth room enjoys a pleasant outlook over the rear garden. Soft carpet underfoot make it a calm setting for rest or study. Its layout suits use as a bedroom or home office, depending on household needs.





## The bathroom

The family bathroom serves the first-floor bedrooms with practical fittings. A panelled bath with mixer taps is complemented by a vanity unit with inset basin and storage and a low-level WC. Tiled walls and flooring lend a clean finish, while a frosted window brings in light and maintains privacy.



## The garden

Behind the home, the enclosed garden offers space for outdoor relaxation and play. A central lawn is bordered by mature planting and a paved pathway that leads to a seating area with a low stone wall. A gravelled patio beside the conservatory provides a sheltered spot for outdoor dining, while fenced boundaries help create a private setting.



## The driveway and parking

At the front, a generous block-paved driveway provides off-road parking for up to three vehicles. A neat hedge and low brick wall border the space, giving definition without compromising the open aspect. The drive leads to the front door and a gated side path that offers secure access to the rear garden.

## Location

2 Goodrich Avenue lies within a well-established residential area of Worcester. The neighbourhood offers a mix of homes and community facilities, with local shops, parks and eateries close by. Reputable schools and nurseries serve the locality, and there are regular bus services towards the city centre. Road links connect easily to the wider regional network for commuting or leisure travel.

## Services

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

Broadband Speed: Ultrafast broadband available. Download speeds up to 10000 Mbps and upload speeds up to 10000 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (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 E.

## Agent Note

Please note that some marketing images may have been digitally enhanced or virtually staged using AI technology for presentation purposes.



# Goodrich Avenue

Approximate Gross Internal Area  
 Ground Floor = 71.5 sq m / 770 sq ft  
 First Floor = 58.3 sq m / 627 sq ft  
 Total = 129.8 sq m / 1397 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

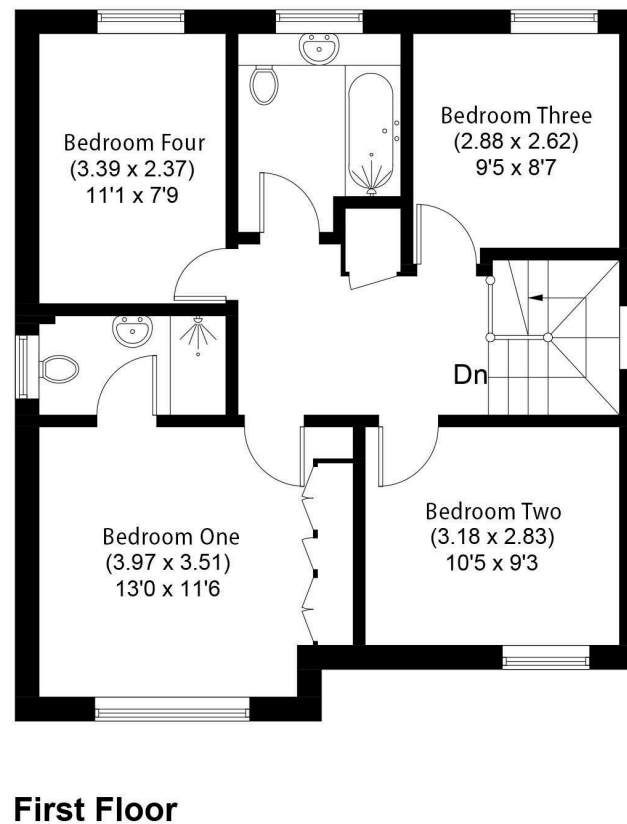
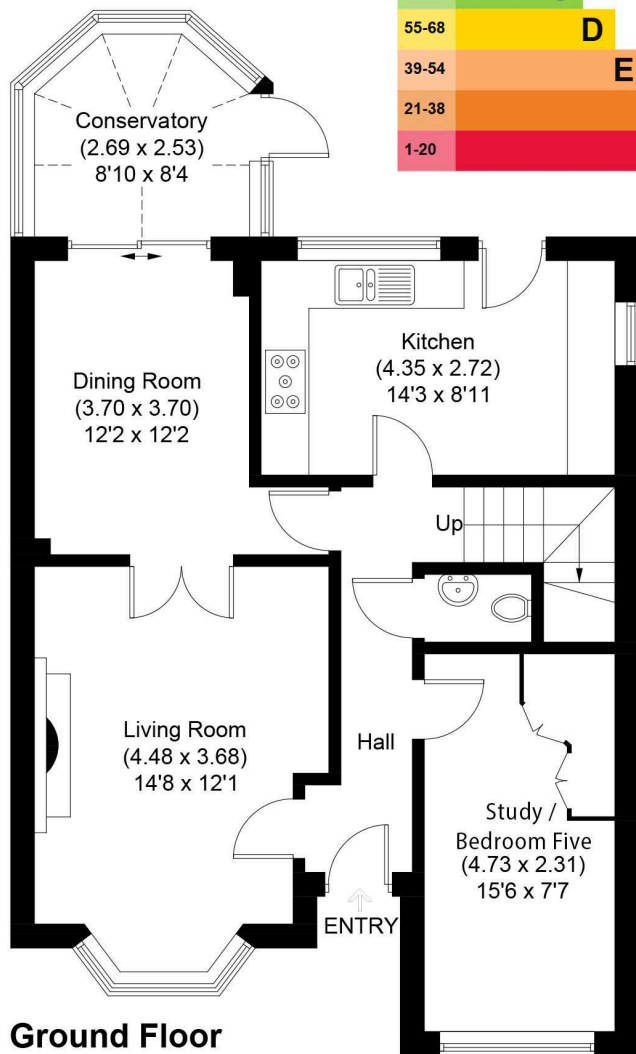


Illustration for identification purposes only, measurements are approximate, not to scale.



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