

Tiree Avenue | | Worcester | WR5 3UA

£425,000

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ESTATE AGENTS

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Worcester | WR5 3UA
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Welcome to this charming detached house located on Tiree Avenue in the picturesque city of Worcester. This modern family home offers a generous living space of 1,216 square feet, making it an ideal choice for those seeking comfort and style.

The property boasts open plan living and a separate lounge, perfect for both relaxation and entertaining guests. With four well-proportioned bedrooms, there is ample space for family members or guests, ensuring everyone has their own private retreat. The two bathrooms provide convenience and ease for busy mornings.

One of the standout features of this home is its thoughtfully designed garden, which is perfect for outdoor entertaining. Imagine hosting summer barbecues or enjoying quiet evenings under the stars in this delightful space. The garden complements the interior of the home beautifully, creating a seamless flow

- Modern family home
- Great motorway connections
- Detached house
- Close to Battenhall Park
- Outdoor entertaining space
- 4 spacious bedrooms

Hallway
A welcoming entrance hall with natural light flowing through the front door and staircase leading to the first floor. The walls are painted in a soothing green tone, complementing the warm wood flooring. There are doors leading to the lounge, kitchen diner, W.C., and garage, with a practical cloak cupboard under the stairs.

W.C.
A handy cloakroom featuring a modern white suite with low-level WC and a wall-mounted sink. The room is finished with light tiling and a frosted window for privacy, making it a convenient addition to the ground floor.

Lounge
13'4" x 14'1" (4.07m x 4.28m)
A bright and spacious lounge featuring a large bay window that fills the room with natural light. The neutral decor and wood flooring create a calm and inviting atmosphere. There is ample space for comfortable seating and a central coffee table, with a wall-mounted TV.

















Kitchen Diner
30'3" x 9'6" (9.22m x 2.89m)
A well-designed kitchen diner extending over 9 metres in length, offering a contemporary space with a modern range of sage green cabinets and white worktops. The kitchen includes integrated appliances, a gas hob, and a breakfast bar with seating. Large windows and French doors provide views and access to the rear garden, flooding the area with light. The dining area comfortably fits a table and chairs, creating a perfect space for family meals and entertaining.

Utility Room
5'9" x 5'5" (1.74m x 1.64m)
A practical utility room providing space for laundry appliances and additional storage. It is located conveniently off the kitchen for ease of access and includes plumbing and worktop space to support household chores.

Main Bedroom
13'7" x 12'6" (4.13m x 3.82m)
The main bedroom is a generously sized retreat featuring wood flooring, a large window allowing plenty of natural light, and an elegant wallpapered feature wall. An arched doorway leads to a private en suite bathroom, which includes a modern shower, toilet, and basin, all finished with stylish tiling. Built-in mirrored wardrobes offer ample storage space.

En Suite
6'4" x 6'0" (1.94m x 1.83m)
An en suite bathroom connected to the main bedroom, featuring a corner shower with glass enclosure, a toilet, and a basin with a modern design. The walls are fully tiled in natural stone tones, adding an elegant touch.

Bedroom 2
11'5" x 8'10" (3.49m x 2.68m)
A double bedroom decorated with calming green walls and fitted with a window overlooking the rear garden. This room provides a peaceful space for rest or work, with carpeted flooring adding comfort underfoot.

Bedroom 3
10'2" x 9'1" (3.09m x 2.77m)
A well-proportioned third bedroom featuring neutral pale walls and wood-style flooring. A large window brings in natural light, and the room is perfect for guests or family use.

Bedroom 4/Study
9'0" x 8'10" (2.75m x 2.68m)
A smaller bedroom with neutral tones and carpeted flooring, offering a cosy and bright space with a window looking out over the front of the house, ideal for use as a children's room or study.

Bathroom
7'4" x 6'1" (2.23m x 1.86m)
A modern family bathroom with a white suite comprising a bath with a tiled surround, a toilet, and a basin. The space is bright and airy, with a window providing natural light and ventilation.

Landing
A bright and airy landing with green walls and carpeted flooring, providing access to all four bedrooms and the family bathroom. Natural light filters in through a window, creating a calm transition space on the upper floor.






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Garage

8'7" x 8'9" (2.62m x 2.67m)

The garage offers useful storage space and internal access from the hallway.

Rear Garden

A neatly maintained rear garden with a raised lawn bordered by dark timber sleepers. There is a paved patio area and a covered seating area creating a lovely space for outdoor relaxation and entertaining. The garden is fully enclosed by timber fencing and includes a garden shed, providing useful storage.

Important Notice

All enquiries are subject to qualification. Viewings will be arranged for applicants who are in a position to proceed. Proof of funds and/or a mortgage agreement in principle may be requested prior to confirming a viewing or accepting an offer. In line with Anti-Money Laundering (AML) regulations, all applicants will need to complete identification and verification checks before a sale can be agreed.

Buyers are responsible for satisfying themselves as to the condition, suitability, tenure, boundaries, services, planning permissions, and any other matters relating to the property, and should rely on their own legal adviser, surveyor, and any independent professional checks before proceeding with a purchase.

Listing Disclaimer

These particulars are intended as a general guide only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no guarantee or warranty is given and all details should be independently verified by any interested party. Measurements, floorplans, descriptions, and photographs are provided for guidance purposes only and may not be to scale.

Please note that some marketing images used within this listing may have been enhanced and/or generated using artificial intelligence to help illustrate the property's potential, appearance, or lifestyle setting. These images are for indicative purposes only and may not represent the property exactly as seen in person.

Prospective buyers/tenants are advised to carry out their own inspections, surveys, and due diligence before proceeding.

Thinking of Selling?

If you're considering selling your home in Worcester or the surrounding area, our team at Your Property Box would love to help.

We combine expert local knowledge with a modern, personal approach — helping you achieve the best result while offering our touch in every step of the process.

Contact us today to arrange your free property valuation and see how we can make your move that little bit easier.









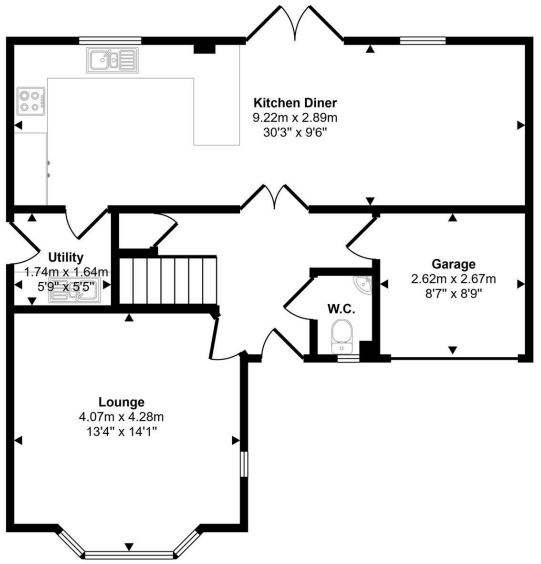




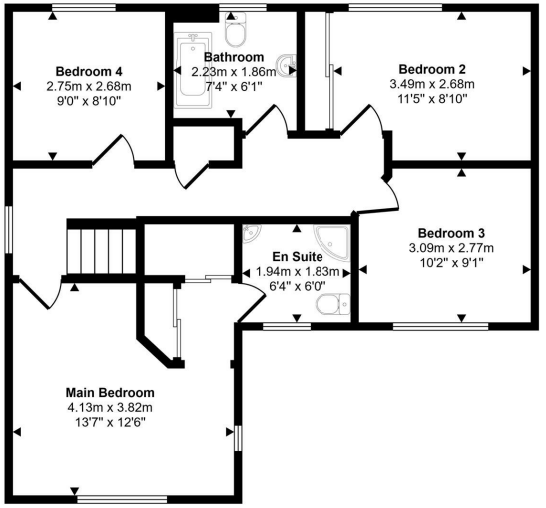




Approx Gross Internal Area
131 sq m / 1409 sq ft



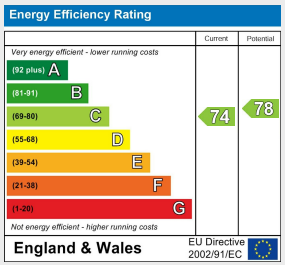
Ground Floor
Approx 66 sq m / 707 sq ft



First Floor
Approx 65 sq m / 702 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Council Tax Band **E** EPC Rating **C**



58, London Road Worcester
Worcestershire
WR5 2DS
01905 935958
hello@yourpropertybox.co.uk
www.yourpropertybox.co.uk