

Andrew Grant
PRESTIGE & COUNTRY



Westways
Worcester, WR2 4PW



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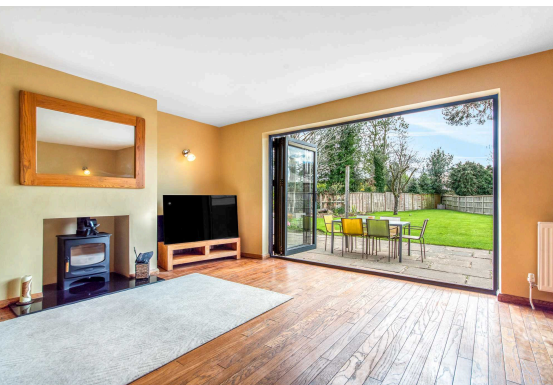
26 Stanmore Road, Worcester, WR2 4PW

4 Bedrooms 3 Bathrooms 3 Reception Rooms

“A stylish four-bedroom home with spacious living areas that seamlessly open onto an expansive garden, offering comfort and elegance for modern family living..”

Scott Richardson Brown CEO

- Immaculately presented detached family home in a peaceful residential setting.
- Spacious sitting room with bi-fold doors and a first-floor living room with a Juliette balcony, both providing wonderful garden views.
- Modern kitchen/family area, two bathrooms and a separate shower room for contemporary living.
- Beautiful rear garden with an adjacent allotment, perfect for outdoor enthusiasts.
- Off-road parking for up to five cars and a 21-foot garage.
- Conveniently located near St John's high street, Worcester city centre and excellent schools.



2207 sq ft (205 sq m)



The entrance hall

The welcoming entrance hall sets the tone for this spacious home. With stairs leading to the first-floor landing, it provides access to the kitchen/diner, living room, three of the four double bedrooms and the ground-floor shower room and bathroom. Its generous layout ensures easy movement throughout the home, offering ample space for coats, shoes and everyday family essentials, making it practical and inviting for both guests and residents.



The kitchen

The generously sized kitchen serves as the heart of the home, featuring sleek grey cabinets, ample countertop space, and modern base and wall units. Equipped with integrated appliances including an oven and induction hob, as well as a sink and drainer, this contemporary kitchen offers both functionality and style, making it the perfect space for family gatherings and entertaining.





The living area

Adjacent to the kitchen is a versatile additional living area, ideal for entertaining guests or spending time with family while cooking. This inviting nook is bathed in natural light from dual-aspect windows, creating a bright and welcoming atmosphere. Its open-plan design adds to the sense of space, making it perfect for both relaxation and social gatherings.





The dining area & utility

Completing the open-plan kitchen and family area is a well-designed dining space, offering ample room for a large dining table. Seamlessly connected to the rest of the living area, it creates an ideal setting for family meals and entertaining. Adjacent to the dining area is also a convenient utility room, which also provides access to the garden.





The sitting room

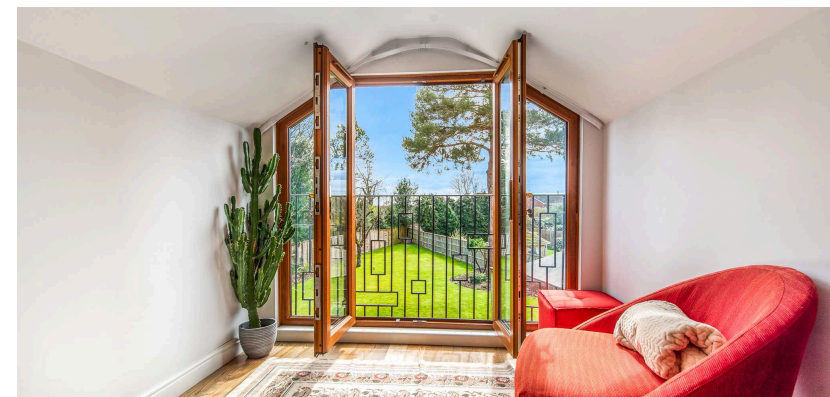
This bright and airy sitting room boasts bi-fold doors that seamlessly connect the indoors to the beautiful rear garden, allowing for abundant natural light and creating a perfect space for relaxation or entertaining. The layout accommodates various seating arrangements and the view of the garden enhances the sense of space and tranquillity. It is the ideal spot for family gatherings or enjoying a quiet evening in.





The living room

The first-floor living room is a stand-out feature of the home, boasting vaulted ceilings and offering ample space for furniture, creating a bright and airy retreat. Double doors open to a Juliette balcony, providing picturesque views of the rear garden and flooding the room with natural light. Seamlessly connected to the principal bedroom and a convenient storage room, this versatile, open-plan space is ideal as a second living area, home office, or peaceful reading nook.





The principal bedroom

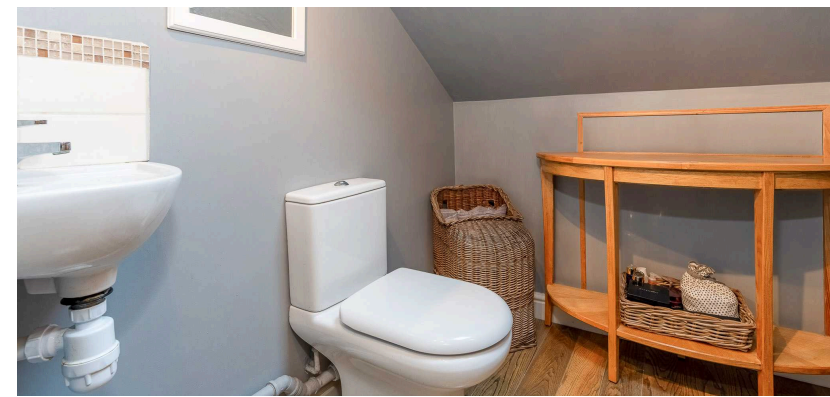
Situated on the first floor, the principal bedroom is a serene retreat, offering both tranquillity and privacy from the rest of the home. The room is filled with natural light from a Velux window and an additional window overlooking the rear garden, enhancing its sense of openness and space. Thoughtfully designed, the bedroom features charming nooks for storing personal belongings and furniture, creating a functional yet inviting space ideal for relaxation.





The principal en suite

The principal bedroom further benefits from a well-appointed en suite. The space features a walk-in shower cubicle, a WC, a washbasin and a Velux window providing ultimate privacy and relaxation.





The second bedroom

Located on the ground floor, the second bedroom is an expansive double room offering picturesque views of the rear garden through a large window. With ample space for furniture and personal belongings, this room is versatile and could serve as an ideal guest suite or a perfect space for multi-generational living, catering to a variety of needs.



The third bedroom

Adjacent to the second bedroom, the third bedroom is another well-appointed double bedroom overlooking the side of the property. The bedroom benefits from an abundance of space, as well as a large window flooding the room with natural light.



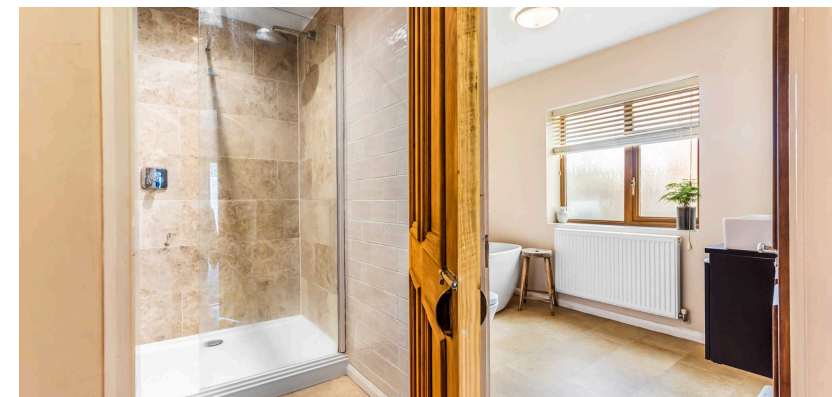
The fourth bedroom

Also located on the ground floor is the fourth bedroom, another well-sized double bedroom. The space benefits from sliding doors which seamlessly open onto the garden, to create a peaceful retreat within the home.



The bathroom and shower room

The ground-floor family bathroom is fitted with a modern suite, including a bath, hand basin and WC. Finished to a high standard, it offers a relaxing space to unwind after a long day and serves the needs of the household with style and practicality. Adjacent, is a separate shower room, equipped with a stone-tiled walk-in rainfall shower, for ultimate luxury and relaxation.







The garden

The expansive rear garden is a haven for outdoor living, featuring a well-maintained lawn and various seating areas, perfect for family barbecues, relaxation, or children's playtime. A charming adjacent allotment provides a unique opportunity for gardening enthusiasts to grow their own vegetables, making this space both practical and enjoyable. Mature trees and shrubs offer a sense of privacy and tranquillity, creating an idyllic retreat just steps from the living area.





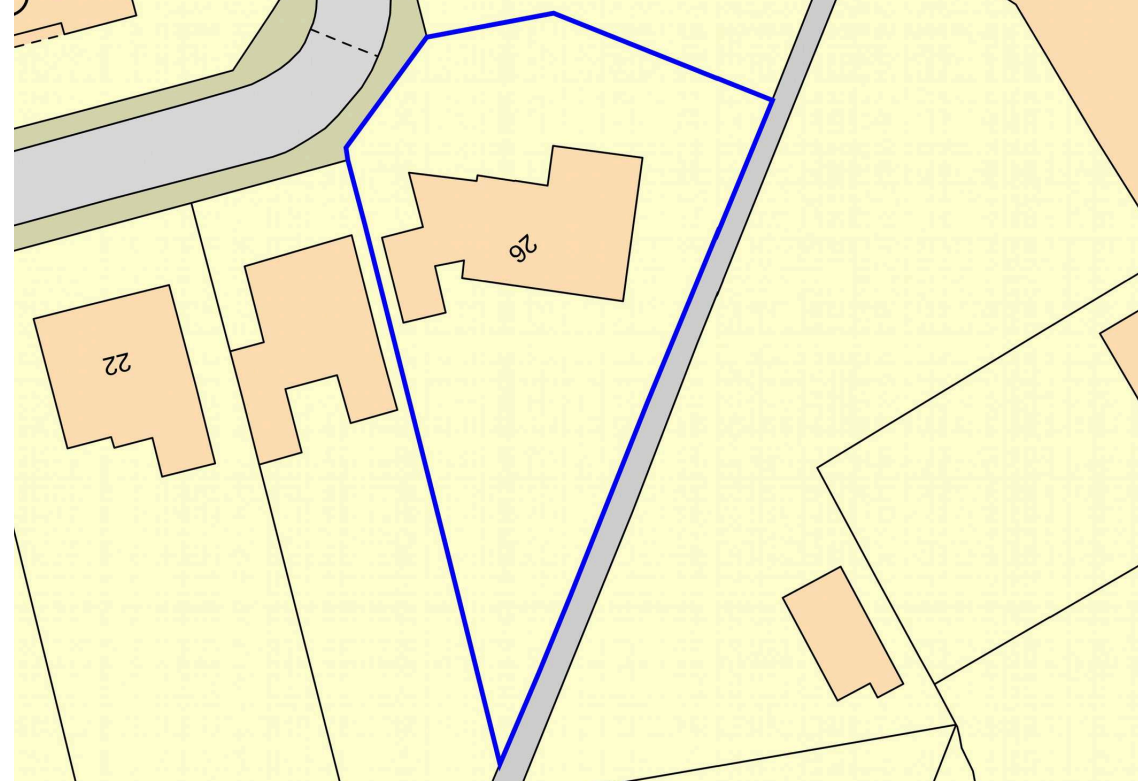
The driveway and parking

The front of the property offers off-road parking for up to five cars, providing ample space for visitors and family alike. The 21-foot garage, accessible via wooden doors, offers additional storage or parking for two cars, ensuring plenty of room for all your needs.

Location

26 Stanmore Road is ideally situated within easy reach of the many amenities that St Johns has to offer. Residents can enjoy a variety of shops, cafes and restaurants, as well as access to leisure facilities such as a nearby sports centre, Cripplegate Park and Pitmaston Park. For golf enthusiasts, Worcester Golf and Country Club is just a short walk away and several scenic walking routes are easily accessible in the surrounding area.

Worcester itself offers a vibrant shopping experience, with a wide range of retail outlets and excellent educational institutions, including King's School and Royal Grammar School, both within easy reach. The area also benefits from superb transport links, with frequent bus services to Worcester City Centre and convenient road connections to Malvern and Hereford. Worcester's two train stations offer direct routes to Birmingham and London, making this location perfect for commuters and families alike.



Services

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

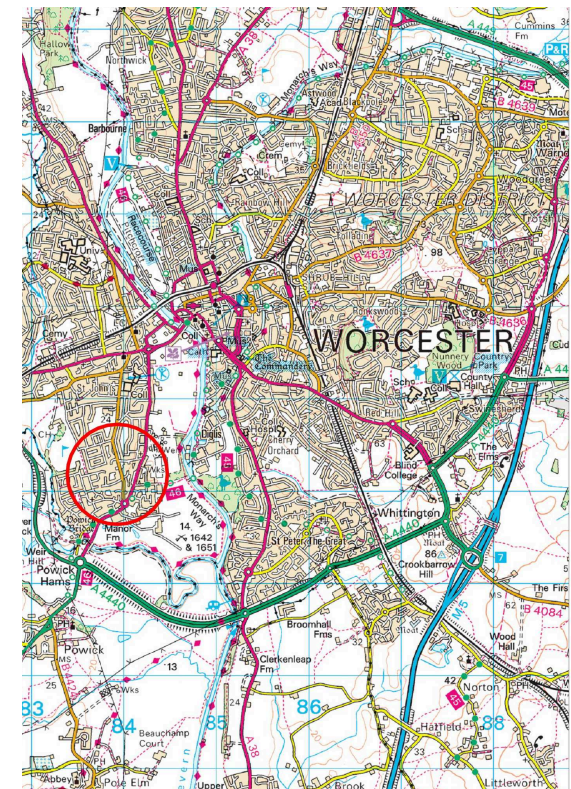
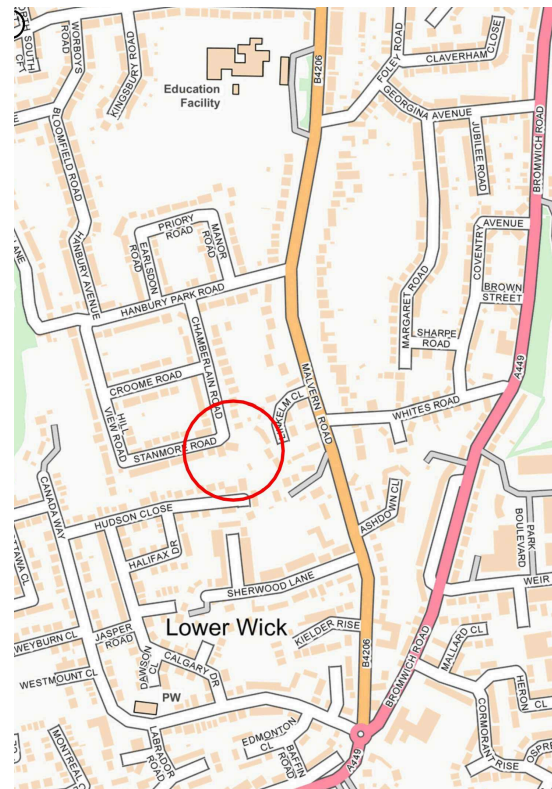
Broadband Speed: Superfast broadband available. Download speeds up to 51 Mbps and upload speeds up to 9 Mbps (source: Ofcom checker).

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 F

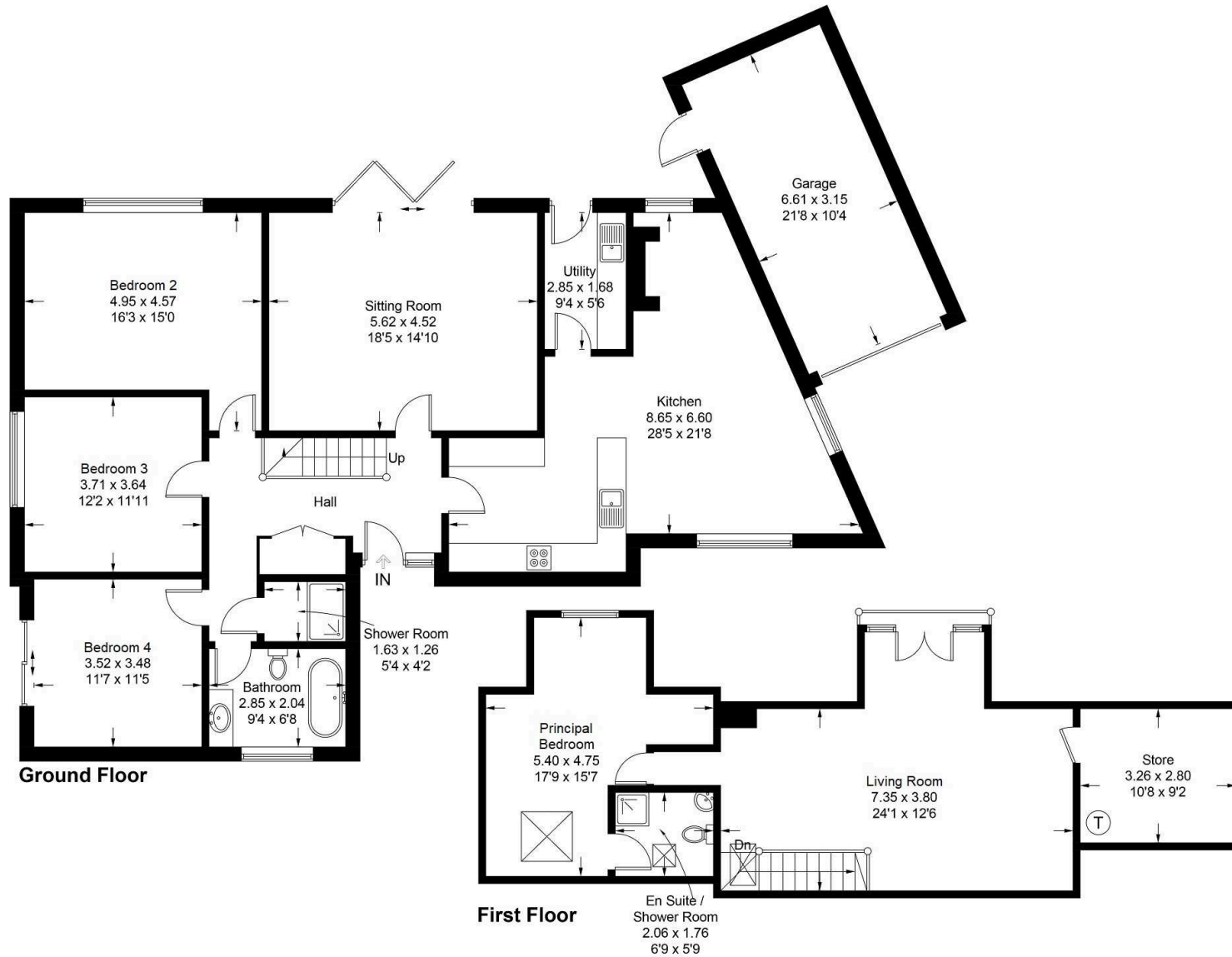


26, Stanmore Road, Worcester

Approximate Gross Internal Area = 205.0 sq m / 2207 sq ft

Garage = 20.9 sq m / 225 sq ft

Total = 225.9 sq m / 2432 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.

