



QualitySolicitors
Parkinson Wright
Estate Agents



Ludlow Avenue, Berkeley Beverborne, Worcester, WR4 0EN

Offers Over £450,000

- Substantial Detached Property
- Corner Plot
- Four Bedrooms
- Conservatory
- Detached Double Garage & Driveway
- Convenient & Sought After Location
- Three Reception Rooms
- Two Bathrooms
- Large Private Garden
- Gas Central Heating & Double Glazing

19 Ludlow Avenue, Worcester WR4 0EN

Nestled in the charming area of Warndon Villages, this delightful property offers a perfect blend of comfort and space, ideal for family living. With four well-proportioned bedrooms, there is ample room for relaxation and privacy. The property boasts three inviting reception rooms, providing versatile spaces that can be tailored to your needs.

This residence presents a wonderful opportunity for those seeking a spacious and adaptable living space in a lovely part of Worcester. Do not miss the chance to make this property your own and enjoy all that it has to offer. **EARLY VIEWING RECOMMENDED.**



Council Tax Band: F





LOCATION & DESCRIPTION

This beautifully presented family home is situated in a prestigious part within the sought after location of Warndon Villages with close proximity to Worcester City Centre, Worcestershire Royal hospital, M5 Junction 6 as well as three railway stations which includes the new Worcestershire Parkway Station. There are other amenities close to the property to include supermarkets, schools, leisure facilities, pubs and restaurants. The property benefits from being situated in a quiet and private spot within a cul-de-sac. Access is via a composite part glazed front door opening into:-

RECEPTION HALL

Ceiling light, radiator, useful under stairs storage cupboard, stairs to the first floor and doors to:-

CLOAKROOM

7'1 x 2'8

Ceiling light, side facing opaque window and a chrome heated towel rail. There is a two piece suite consisting of wash hand basin with cupboard under and a low level W.C.

LOUNGE

20'0 x 11'11

A light and airy spacious reception room with four wall lights, front facing double glazed bay window, two radiators, feature fireplace with matching hearth, mantle over and an ornamental gas fire inset. Double glazed French doors with matching side panels open into:-

CONSERVATORY

11'9 x 9'10

With an opaque roof, rear and side facing double glazed windows overlooking the garden and double glazed French doors provide an access to the rear. There is light, power and a radiator.

DINING ROOM

12'10 x 9'11

Accessed off the lounge and kitchen areas make this a sociable space. Ceiling light, rear facing double glazed window and radiator.

BREAKFAST KITCHEN

15'4 x 9'9

A modern kitchen with ceiling light, rear facing double glazed window and radiator. There are a range of wall base and drawer units, roll top work surface over, tiled splashback, one and a half bowl ceramic sink, mixer tap, four ring gas hob, extractor fan over, built in double oven, an integrated dishwasher and space for a fridge freezer. Door to:-

UTILITY

6'0 x 5'11

Ceiling light, radiator and a wall mounted 'Worcester' boiler. There is a wall, base and cupboard unit, plumbing for a washing machine and a side facing part double glazed door which gives access to the garden.

LANDING

16'11 x 6'6

A spacious galleried landing with, loft access, radiator. airing cupboard housing the hot water tank and doors to:-

BEDROOM ONE

A good size principal bedroom with ceiling light, rear facing double glazed

window, radiator and a built in wardrobe offering good storage space. Door to :-

ENSUITE BATHROOM

7'9 x 6'4

Recessed ceiling spotlights, rear facing opaque double glazed window and a heated towel rail. There is a four piece modern contemporary suite consisting of bath with shower over and separate hand held shower attachment, wash hand basin with cupboards under, W.C. and a separate shower cubicle with shower over and separate shower attachment.

BEDROOM TWO

12'3 x 10'9

A double bedroom with ceiling light, rear facing double glazed window and radiator.

BEDROOM THREE

10'1 x 7'2

Another double bedroom with ceiling light, front facing double glazed window, radiator and a built in wardrobe offering useful storage space.

BEDROOM FOUR

9'0 x 6'7

A good size single bedroom with ceiling light, front facing double glazed window and radiator.

FAMILY BATHROOM

8'2 x 6'5

Ceiling light, side facing opaque double glazed window and a heated towel rail. There is a three piece white suite consisting of a bath with a shower over, wash hand basin with cupboards under and a low level W.C.

OUTSIDE

To the front of the property there is a separate tarmac driveway which provides parking for two cars and access to the garage. A wooden gate off the driveway provides pedestrian access into the rear garden. A separate path to the side of the property leads to the front entrance with a peaceful open aspect, there is a well maintained lawn fore garden, attractive planted borders with mature shrubs and a path leads to the front door.

To the rear of the property is a well established, mature, private garden, mainly laid to lawn, with a slabbed seating area. There are a range of mature shrubs and trees. The property has pedestrian access for both sides.

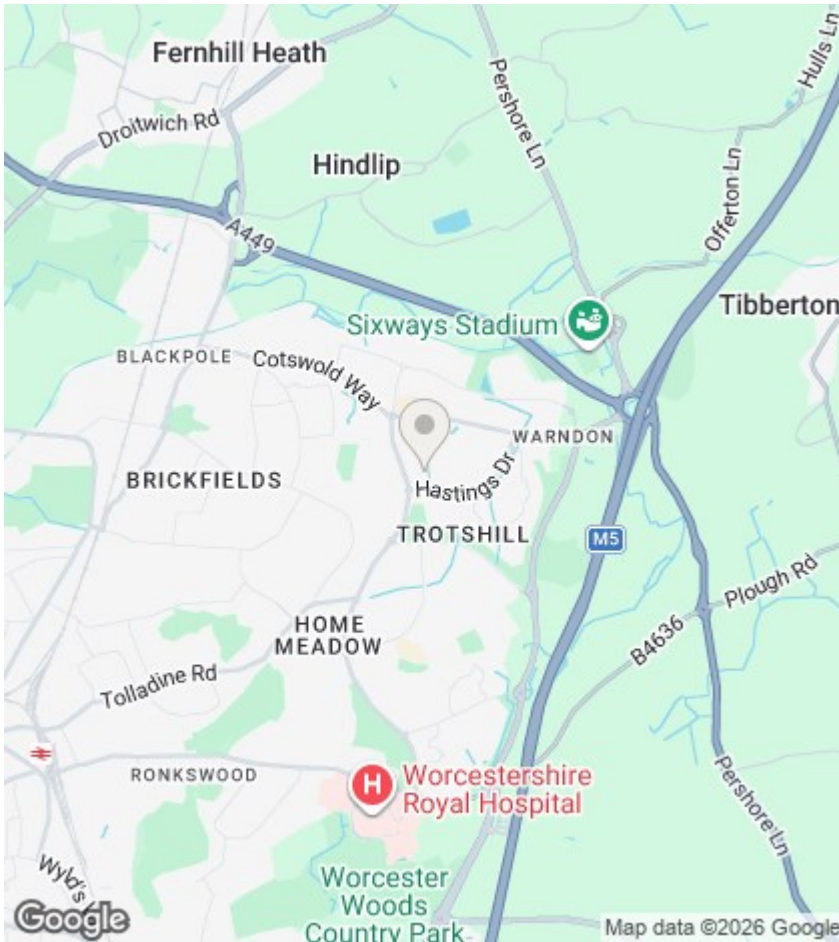
DOUBLE GARAGE

17'3 x 15'9

With an electric door, light, power and electric charging points. There is a separate door giving direct access into the garden.

SERVICES

We believe all mains services are connected to the property but have not been checked and verified by the agents.



Viewings

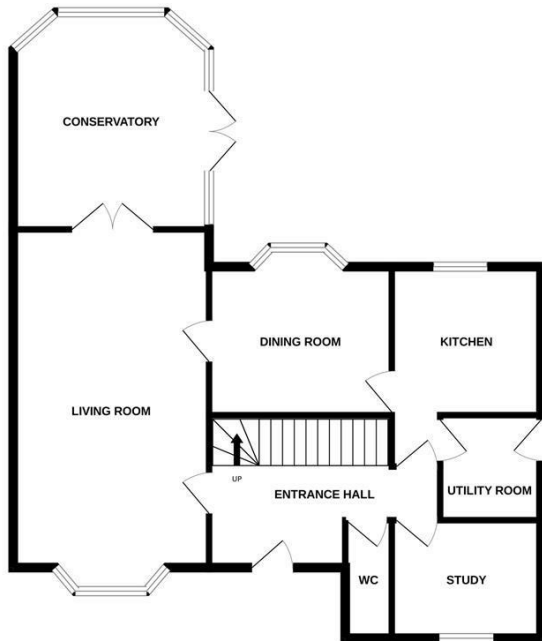
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: C

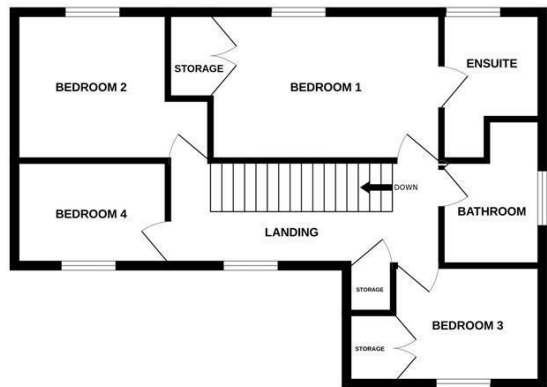
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 1416 sq.ft. (131.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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