



9 Heron Close

Worcester, WR2 4BW

Andrew Grant

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4 Bedrooms 1 Bathroom 2 Reception Rooms

A spacious family home with flexible living areas, double garage and delightful gardens in a peaceful residential close.

- Four-bedroom home offering generous accommodation over two floors
- Open-plan living and dining room with feature fireplace and archway
- Mature rear garden with lawn, patio terrace and established planting
- Block paved driveway and integral double garage provide ample parking
- Situated in a sought-after Worcester location close to schools, shops and transport links

9 Heron Close is a home providing four bedrooms and a flexible layout. The open-plan living and dining room features a focal fireplace and sliding doors to the garden, while an adjacent kitchen is equipped with ample cabinetry and integrated cooking appliances. A useful ground-floor cloakroom adds convenience. Upstairs, four bedrooms include a principal room with extensive built-in wardrobes and dressing area, served by a modern shower room. A double garage, block-paved driveway and established gardens enhance the appeal.

1368 sq ft (127.1 sq m)





The kitchen

Designed as the hub of the home, the kitchen offers a good range of cream-fronted cabinets with wood-effect work surfaces incorporating a gas hob, oven and inset sink. A large picture window looks out over the rear garden. An arched opening leads directly into the dining area, making this space ideal for everyday family meals and entertaining.



The living room

The living room provides a welcoming area for relaxing and socialising. A fireplace with wooden surround and marble hearth creates a natural focal point, while a broad front window frames the approach. A wide arch links this space to the adjoining dining room, giving the ground floor an adaptable layout that lends itself to both family life and larger gatherings.



The dining room

Beyond the arch from the living area, the dining room is perfect for family meals and celebratory occasions. Sliding patio doors open onto the terrace and lawned garden, encouraging easy indoor-outdoor living. An arched opening leads into the adjacent kitchen, facilitating convenient serving and a sociable flow between the ground-floor rooms.





The primary bedroom

The principal bedroom is a generous double room suited for rest and retreat. Wall-to-wall built-in wardrobes with mirrored doors and an integrated dressing table provide extensive storage and dressing space. Twin windows overlook the front of the property, enhancing the sense of space and offering a pleasant outlook.



The second bedroom

The second bedroom is another spacious double room. A wide rear-facing window brings in views over the garden and there is ample floorspace for freestanding bedroom furniture.



The third bedroom

The third bedroom is a flexible space that could serve as a comfortable single bedroom or a home office. It enjoys a front-aspect window and neutral décor, providing a blank canvas for future occupants.



The fourth bedroom

The fourth bedroom is well proportioned for a single room, study or nursery. A front-facing window provides a pleasant outlook over the cul-de-sac.



The bathroom

The family bathroom has been designed as a contemporary shower room for everyday convenience. It includes a generous glazed shower enclosure with electric shower, a vanity unit with inset basin and a concealed-cistern WC. Modern tiling and a chrome towel rail complete the space, creating a sleek and functional environment.



The garden

The rear garden is a delightful outdoor retreat for the household. A paved patio provides seating and entertaining space beside a level lawn bordered by mature shrubs and established trees. At the far end there is a timber shed and a variety of planted beds, all enclosed by fencing for privacy and security.





The driveway and parking

To the front of the home, the block-paved driveway offers parking for several vehicles. It leads to an integral double garage with two up-and-over doors, ideal for secure storage or hobby use.

Well-tended lawns and flowering shrub borders frame the approach and a canopy shelters the front entrance, giving the property an inviting street presence.

Location

Heron Close lies within a popular residential area on the western side of Worcester. The neighbourhood offers a mix of local shops, convenience stores and everyday amenities, with larger supermarkets and retail facilities in the nearby city centre. There are primary and secondary schools in the vicinity and nearby parks and riverside walks provide recreational options. Road connections link to the city centre, the wider motorway network and neighbouring towns, while Worcester's rail stations offer regular services towards Birmingham, London and beyond.

Services

Services are TBC.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 1000 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from O2, EE, 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.

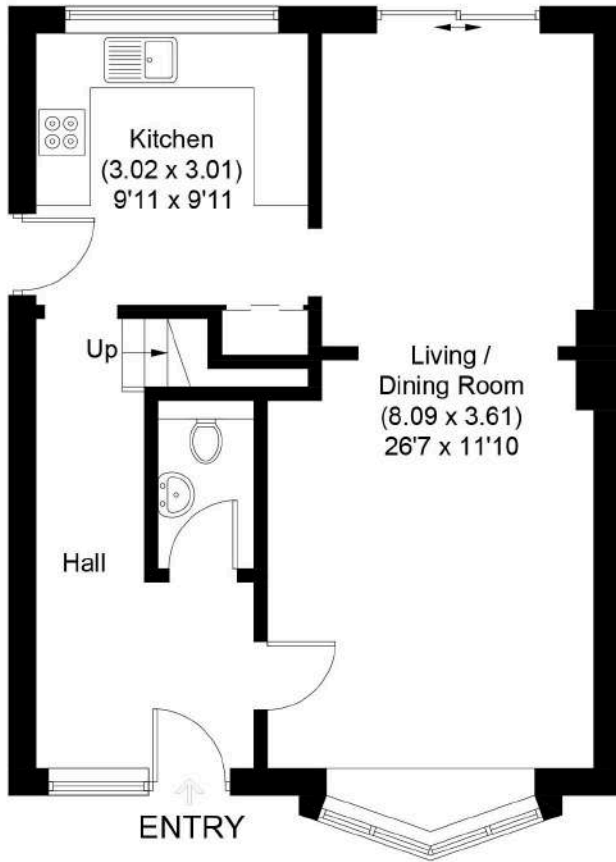
Council Tax

The Council Tax for this property is Band D.

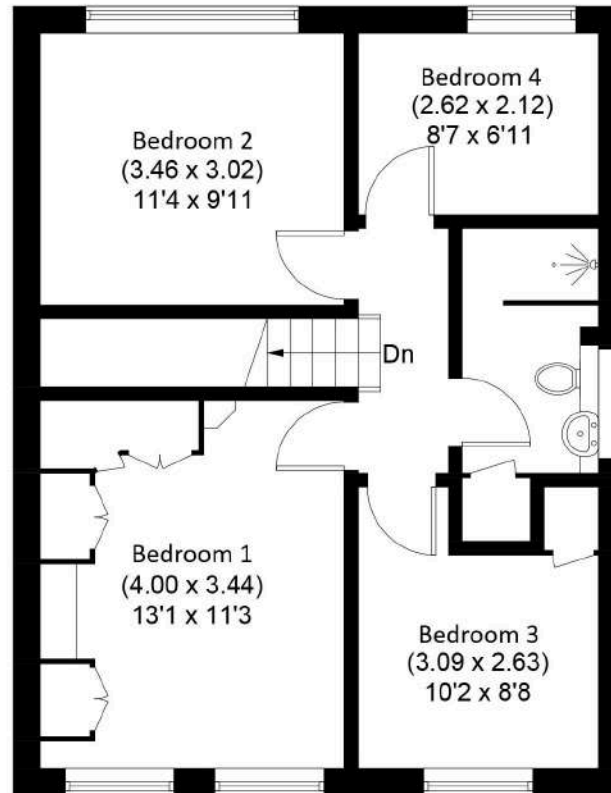


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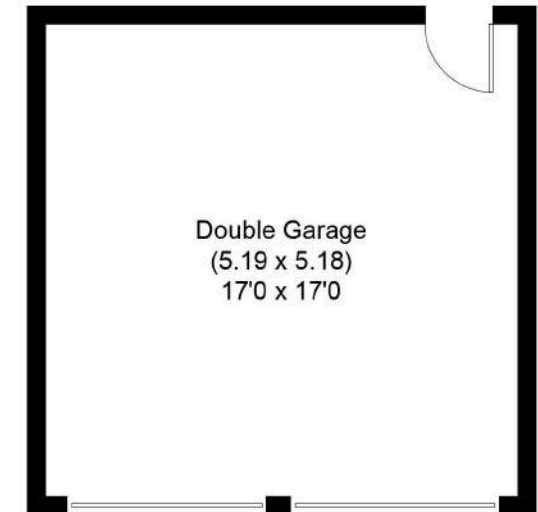
Approximate Gross Internal Area
Ground Floor = 50.3 sq m / 541 sq ft
First Floor = 49.8 sq m / 536 sq ft
Double Garage = 27.0 sq m / 291 sq ft
Total = 127.1 sq m / 1368 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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



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.



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