

31 Park Avenue

Worcester, WR3 7AJ

SHELTON & LINES









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31 Park Avenue- an impressive four-bedroom period home situated in the highly desirable area of Barbourne

Situated in the highly sought-after area of Barbourne, Worcester, this impressive four-bedroom period home offers generous and versatile accommodation arranged over three floors. Blending traditional character with stylish modern enhancements, the property offers spacious reception rooms, a newly fitted kitchen/breakfast room, updated bathrooms, a versatile attic room and a substantial double garage.

The welcoming entrance porch leads into a hallway featuring useful under-stairs storage and an attractive period staircase. The front sitting room benefits from a bay window, feature fireplace, decorative ceiling rose and coving, with double doors opening into the dining room. This inviting space features an open fireplace and glazed doors leading to the rear garden.

The newly fitted kitchen/breakfast room combines contemporary style with practicality, offering a range of wall and base units, an integral oven, dishwasher, corner sink, built-in pantry and striking blue patterned floor tiles. An adjoining utility room has a sink/doggy bath, and provides additional storage, space for laundry appliances, a convenient downstairs WC and access to the garden. Both the kitchen and utility room have quartz work surfaces.

The first floor comprises three well-proportioned bedrooms, including a spacious principal bedroom accessed via a distinctive bookcase doorway and benefiting from en-suite facilities. A modern Jack and Jill bathroom connects the landing with bedroom three. The second-floor attic room offers a versatile additional bedroom or home office, complemented by front and rear skylights, an en-suite, fully tiled shower room and useful eaves storage.
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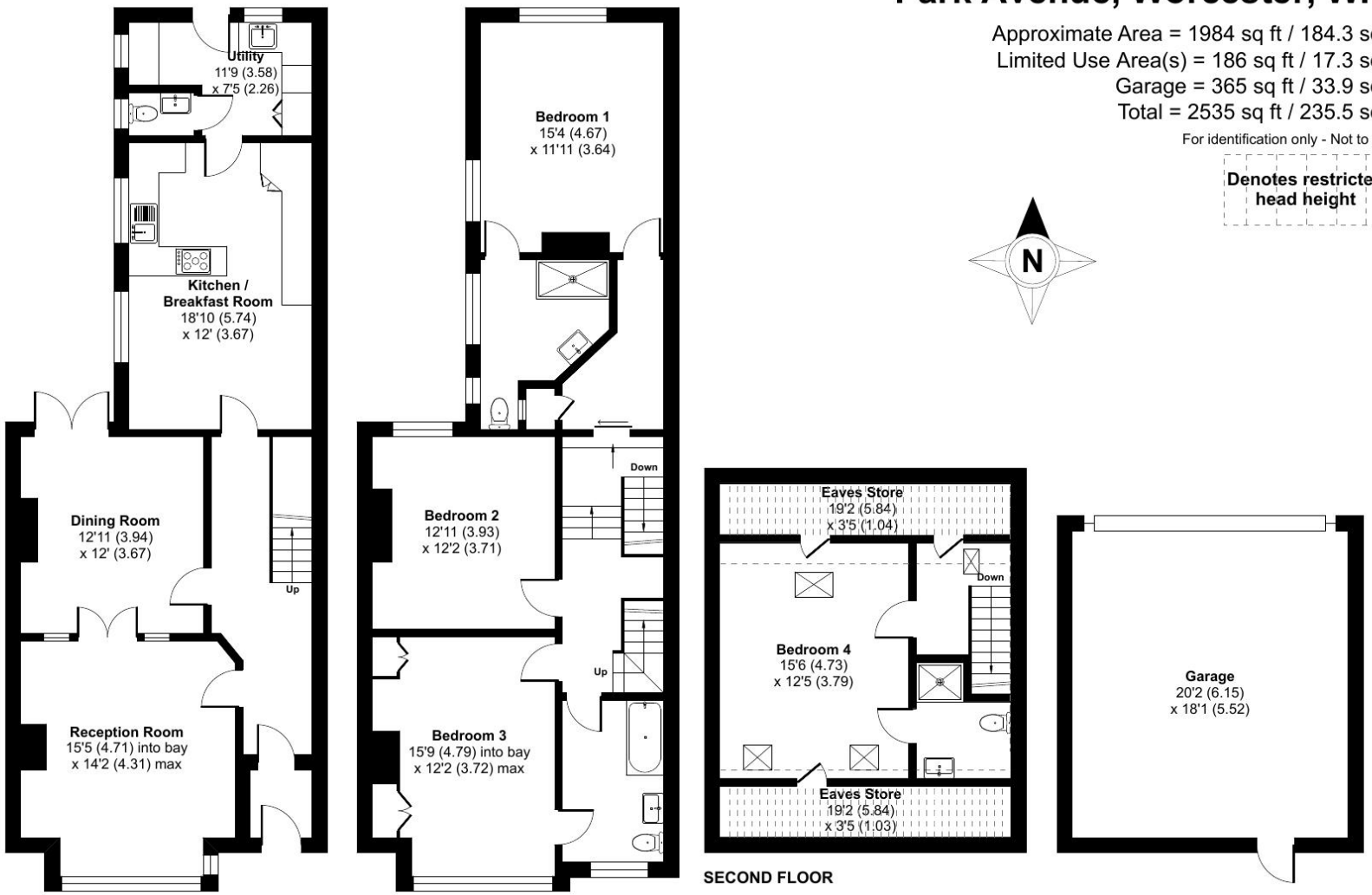
Externally, the attractive front garden features established shrubs and colourful planting, complemented by a brick boundary wall and decorative iron gate. The rear garden provides a pleasant setting for relaxation and entertaining, with attractive planting, a patio seating area, contemporary teal porcelain floor tiles and a useful garden shed, also with power and lighting.

A notable feature is the substantial double garage, offering space for two vehicles and private parking, alongside power, lighting and an electric roller door opening onto the rear lane, which is adopted. On-street parking is also available nearby for residents and visitors. External taps to the front and rear.
Ideally positioned for convenient access to Worcester city centre and a range of local amenities, this distinctive home offers an appealing combination of period charm, modern comforts and versatile living space in a desirable residential location

Park Avenue, Worcester, WR3

Approximate Area = 1984 sq ft / 184.3 sq m
Limited Use Area(s) = 186 sq ft / 17.3 sq m
Garage = 365 sq ft / 33.9 sq m
Total = 2535 sq ft / 235.5 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Shelton & Lines Ltd. REF: 1536618

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