



24 Kilbury Drive

Worcester, WR5 2NG

Andrew Grant

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Worcester, WR5 2NG

3 Bedrooms 1 Bathroom 1 Reception Room

A three bedroom home offering generous accommodation and considerable renovation potential, available with no onward chain.

- Requiring comprehensive renovation, this three bedroom home presents an opportunity to update and reconfigure its well proportioned accommodation according to individual requirements.
- A substantial living room connects directly with the conservatory, while the adjoining kitchen offers potential for extension or integration with surrounding accommodation.
- Three double bedrooms occupy the first floor, accompanied by a wet room that provides the principal washing facilities for the home.
- Arranged across raised levels, the enclosed rear garden is predominantly paved and incorporates established planting beds ready for restoration.
- A sloping block paved driveway provides parking for two vehicles and leads to the entrance and integral garage.
- Situated within a popular part of Worcester, the property is conveniently placed for access to the city and connections towards the motorway network.

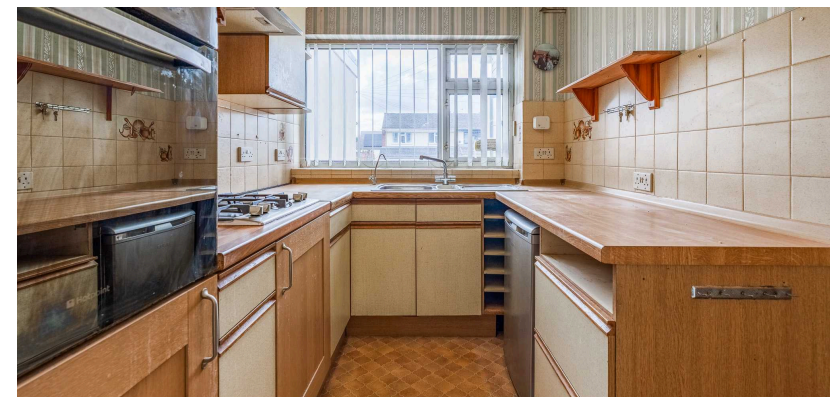
1185 sq ft (110.1 sq m)





The kitchen

Providing a dedicated space for preparing meals, the kitchen is arranged with cabinetry and work surfaces along several walls. An integrated oven, hob and sink form part of the existing installation, with a window positioned above the sink. The room requires modernisation and offers potential to be extended or opened into adjoining accommodation, subject to the necessary consents.





The living room

Forming the principal reception space, the living room provides generous proportions for both seating and dining if desired. Wide glazed doors open into the conservatory, creating a direct connection between the two rooms.





The conservatory

Extending across the rear of the home, the conservatory provides an additional reception area adjoining the living room. Extensive glazing and a translucent roof define the space, while a door opens directly to the garden. Its long proportions allow the room to support a variety of everyday uses alongside the main living accommodation.



The cloakroom

Offering useful ground floor facilities, the cloakroom is positioned close to the living room and kitchen. The existing suite comprises a WC and a compact wash basin. Its separation from the principal bathroom adds practical convenience for residents and visitors.



The primary bedroom

Providing double accommodation on the first floor, the primary bedroom offers space for a bed and associated bedroom furniture. A window occupies the external wall, while the room is reached directly from the landing. Its proportions create a comfortable basis for refurbishment as part of the wider renovation.



The second bedroom

The second bedroom provides further double accommodation. A broad window is positioned to the rear, while the available space makes the room well suited to family members or overnight guests. Together with the two additional double bedrooms, it contributes to the generous and balanced bedroom provision across the first floor.



The third bedroom

Completing the sleeping accommodation, the third bedroom provides another double room with scope for comprehensive updating. Its dimensions compare favourably with the other bedrooms, giving the first floor an unusually balanced arrangement.





The shower room

Serving all three bedrooms, the wet room brings the principal washing facilities together within an accessible arrangement. The suite includes an open shower area, a WC and a pedestal wash basin. A window provides ventilation, while wall tiling extends around the room to support its practical everyday use.



The garden

Rising across several levels behind the conservatory, the enclosed rear garden is predominantly paved and offers potential for landscaping. Raised beds extends along the boundaries, and the existing hard landscaping provides a defined foundation from which the outside space could be restored and reshaped. A garden shed at the end of the garden also provides additional storage.





The driveway and parking

Approaching the home from the road, a sloping block paved driveway provides parking for two vehicles. The driveway leads towards the entrance porch and integral garage, supporting convenient access to both.

Location

Kilbury Drive occupies a popular residential setting within Worcester, providing a practical base for access to the city and the wider surrounding area. Worcester offers a broad selection of shopping, leisure and everyday amenities, together with educational facilities for different age groups. The location is well placed for reaching employment centres and services across the city, while road connections support travel towards the motorway network and neighbouring towns. This combination of urban convenience and wider transport accessibility makes the area suitable for households seeking an established Worcester location with straightforward connections.

Services

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

Broadband Speed: Ultrafast broadband available. Download speeds up to 5500 Mbps and upload speeds up to 5500 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, 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 C.



Kilbury Drive, Worcester, WR5

Approximate Area = 1071 sq ft / 99.5 sq m

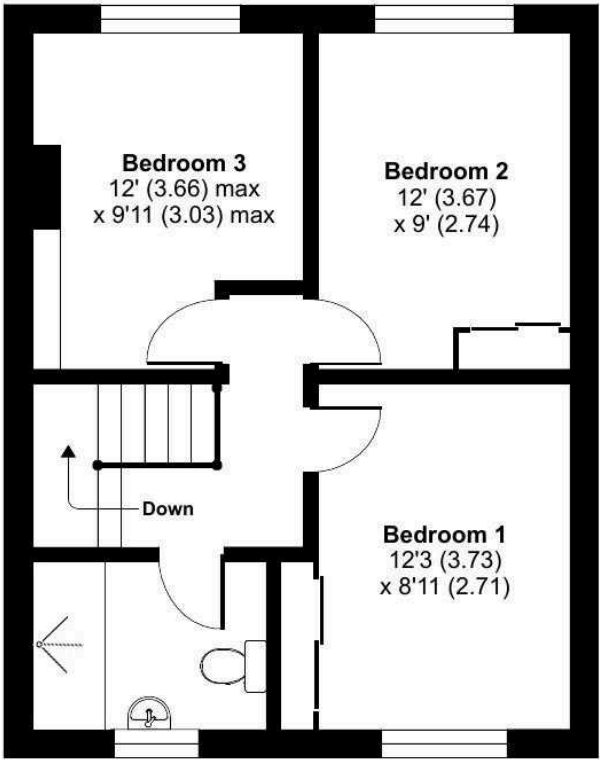
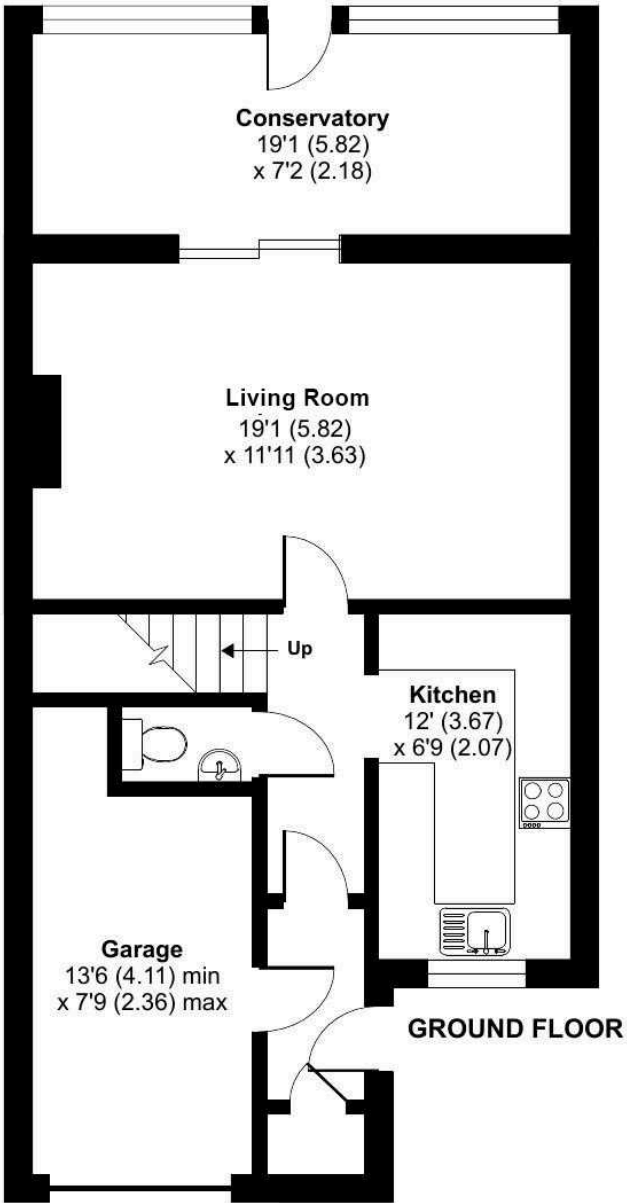
Garage = 114 sq ft / 10.6 sq m

Total = 1185 sq ft / 110.1 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Andrew Grant. REF: 1513064.



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