

13 Greenford Gardens | | Worcester | WR2 6HQ

£760 PCM

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ESTATE AGENTS

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Welcome to Greenford Gardens, a stunning house of multiple occupancy located in the desirable area of St Johns, Worcester. This exceptional property boasts six beautifully appointed bedrooms, each with its own en-suite bathroom, making it an ideal choice for professionals seeking comfort and convenience.

As you enter this remarkable home, you will be greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or socialising with fellow residents. The high-end finish throughout the property reflects a commitment to quality and style, ensuring that every corner of your new home is both functional and aesthetically pleasing.

The en-suite bedrooms provide a private sanctuary for each resident, allowing for personal space and tranquillity. With six bathrooms in total, there is ample provision for all occupants, ensuring that morning routines run smoothly and without hassle.

- 6 en-suite bedrooms
- Ideal for professionals
- Located in St Johns, Worcester
- Close to local amenities
- High-end finish throughout
- Ample parking available*
- Modern and stylish design
- Viewing highly recommended

Living Room

13'10" x 11'4" (4.2m x 3.5m)

The living room offers a spacious and bright area featuring light wood-effect flooring and fresh white walls that create an inviting atmosphere. A stylish fireplace with contemporary vertical slats forms a focal point, complemented by a wall-mounted television above. Adjacent storage is neatly integrated behind green cabinetry, adding a subtle pop of colour to the room. The space flows seamlessly into the kitchen through a wide opening, enhancing the sense of openness.

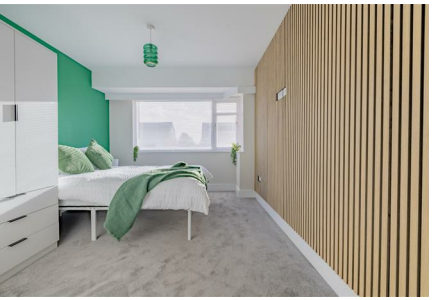
















Kitchen

10'9" x 9'6" (3.3m x 2.9m)

The kitchen is a bright, galley-style space with elegant light green cabinetry contrasted by white worktops and matching white tiled splashbacks in a classic subway pattern. Integrated appliances are thoughtfully placed for convenience, and the area is illuminated by recessed ceiling lights. Double glass doors at the far end open out to the rear garden, allowing natural light to flood in and providing easy access to the outdoors.

Landing

9'10" x 7'2" (3.0m x 2.2m)

The first floor landing is a carpeted area with access doors leading to bedrooms and the bathroom. It is bright and airy, benefiting from neutral tones and simple decor that complement the rest of the home.

Bedroom

bedroom, offers restful spaces with neutral decor and soft grey carpeting. Includes window for natural light and served by their own ensuite room, creating privacy and convenience.

Bathroom

The bathroom is a well-appointed room featuring a shower, fitted with marble-effect wall panels and a glass shower screen. The vanity unit is wood-finish with an inset basin, paired with a modern toilet. Finished with a dark tiled floor for contrast.

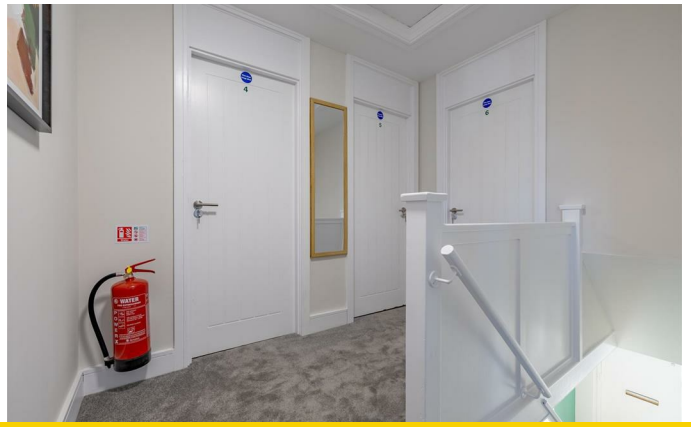
Holding Deposit & Checks

A holding deposit will be required to reserve the property once an offer is agreed. This secures the property while referencing and paperwork are completed and will be deducted from the first month’s rent or tenancy deposit, subject to agreement.


Toilet Rules
PRICE $150









The holding deposit may be retained if an applicant withdraws, provides false or misleading information, fails a Right to Rent check, or does not take reasonable steps to enter into the tenancy.
All applicants will be required to complete Right to Rent, identity, and Anti–Money Laundering (AML) checks in line with current legislation.

Right to Rent checks will be completed in line with current UK legislation.

In line with Anti-Money Laundering regulations, all prospective tenants will be required to provide identification and proof of address during the application process. We may also carry out referencing and credit checks as part of our due diligence.

Listing Disclaimer
These particulars are intended as a general guide only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no guarantee or warranty is given and all details should be independently verified by any interested party. Measurements, floorplans, descriptions, and photographs are provided for guidance purposes only and may not be to scale.
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Prospective buyers/tenants are advised to carry out their own inspections, surveys, and due diligence before proceeding.









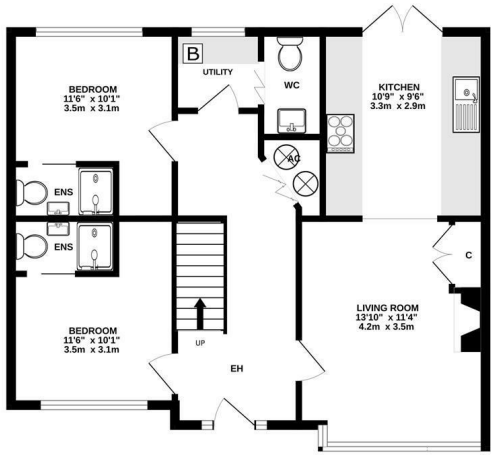




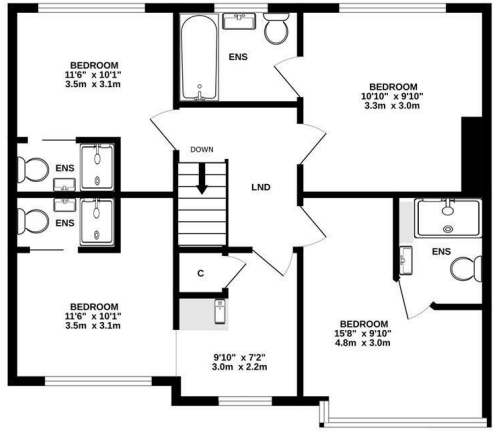




GROUND FLOOR

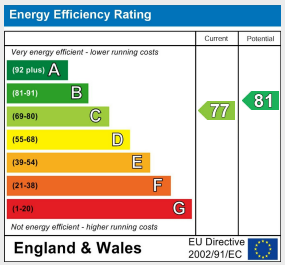


1ST FLOOR



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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Council Tax Band EPC Rating **C**



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