



16 Balliol Road

Worcester, WR4 9QQ

Andrew Grant

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4 Bedrooms 3 Bathrooms 2 Reception Rooms

Substantial end of terrace home with four bedrooms, flexible living space, generous parking and a split level rear garden.

- This extended end of terrace home offers versatile accommodation including four bedrooms and three modern bathrooms
- Highlights include a generous living room with bespoke media wall and a sociable kitchen and breakfast room ready for modernisation
- Outside, the split level rear garden provides a paved entertaining terrace, lawned area and shed
- A block paved driveway with dropped kerb provides parking for several vehicles and there is side access to the garden
- Quiet Worcester location close to schools, amenities and transport links

This well presented end of terrace home in Worcester offers flexible family living across two floors. The ground floor includes a generous living room, a sociable kitchen and breakfast room ready for modernisation, a versatile dining room and a stylish Jack and Jill shower room with adjoining utility. Upstairs are four double bedrooms, including one with sleek en suite, and a contemporary family bathroom. Outside there is a block paved drive for multiple vehicles and a split level rear garden with patio, lawn and shed.

1294 sq ft (120.3 sq m)





The kitchen and dining room

Designed for family meals and entertaining, the kitchen and dining room spans the rear of the home. It features a run of white units topped with dark work surfaces, a double sink beneath a wide dual windows and space for a cooker. There is room for a table and chairs and a door opens directly onto the patio garden.





The living room

A generous front facing living room provides the main relaxing space. A wide picture window frames the outlook to the front and a bespoke media wall incorporates shelving with accent lighting and a contemporary wall mounted fire. There is ample space for furniture and direct connection to the kitchen and hallway.





The dining room

Currently arranged as a hobby room, this long front aspect space can serve as a dining room or occasional bedroom. It includes a broad window overlooking the frontage, neutral décor and a door to the Jack and Jill shower room, offering flexibility for multi generational living or home working.





The Jack and Jill en suite

Serving the ground floor, the Jack and Jill shower room is accessed from both the utility and the dining room. It presents a stylish quadrant enclosure with mains shower, a sleek vanity basin and a close coupled WC, complemented by herringbone effect flooring.





The utility

The utility room provides dedicated space for laundry appliances and additional storage. A back door gives direct access to the garden, and another door leads straight into the shower room.



The primary bedroom

At the front of the home, the primary bedroom offers generous proportions for a double bed and furnishings. A broad window overlooks the frontage and a built in wardrobe provides convenient storage.



The second bedroom

This comfortable double bedroom enjoys a wide window to the rear aspect and coved ceiling. The neutral palette and generous floor space provide a blank canvas for personal styling and is ideally suited as a further family bedroom or guest room.



The third bedroom and en suite

The third bedroom offers a unique layout with a window at one end and a loft hatch overhead. Adjoining is a sleek en suite shower room with a generous walk in enclosure and rain shower, sparkling black wall panels, an illuminated mirror, contemporary vanity unit, WC and heated towel rail.





The fourth bedroom

Ideal as a further family bedroom, guest room or study, the fourth bedroom includes a front facing window, its modest proportions are complemented by neutral walls, ready for individual touches.



The bathroom

Serving the first floor, the family bathroom comprises a walk in shower enclosure with glass screen, a contemporary vanity basin with storage, a close coupled WC and a chrome heated towel rail. A frosted window provides ventilation.



The garden

The rear garden has been arranged to provide distinct areas for relaxation and play. A paved terrace outside the kitchen creates a spot for outdoor dining, while steps rise to an upper level laid to lawn with a timber storage shed. The garden is enclosed by fencing and offers side access.





The driveway and parking

To the front of the property a wide block paved driveway with dropped kerb provides parking for several vehicles, while a gated side path leads round to the rear garden.

Location

Balliol Road lies within a residential district on the northern edge of Worcester, well positioned for the city centre and open countryside. Worcester offers a wide choice of shops, supermarkets, cafés and leisure facilities together with good primary and secondary schooling. For commuters there are convenient road links to the M5 and regular rail services to Birmingham and London from Worcester Foregate Street and Shrub Hill stations. Pleasant walks can be enjoyed along the nearby canal towpaths and riverside, while the wider Worcestershire countryside and Malvern Hills are within easy reach.

Services

The property benefits from double glazing and a recently fitted boiler. There is mains gas, electricity, water and drainage.

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 EE, Three, Vodafone and O2 (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 for river and surface water flooding.

Council Tax

The Council Tax for this property is Band C



Balliol Road

Approximate Gross Internal Area
 Ground Level = 61.2 sq m / 659 sq ft
 First Level = 59.0 sq m / 635 sq ft
 Total = 120.3 sq m / 1294 sq ft

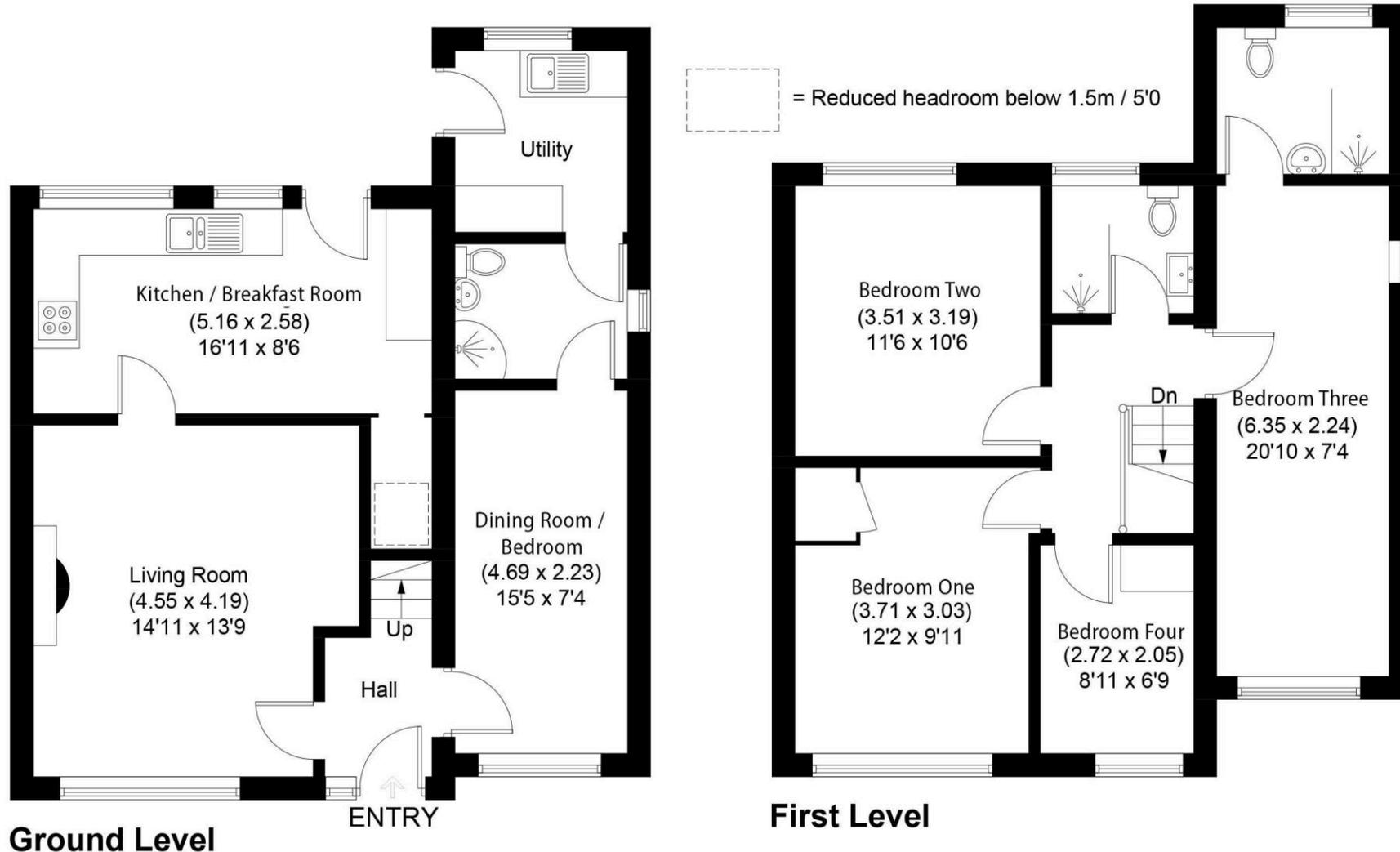


Illustration for identification purposes only, measurements are approximate, not to scale.



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