



**Gregorys Bank, Merrimans Hill, Worcester**

£310,000



## Key Features

- Popular Barbourne location near parks
- Bright open-plan lounge with conservatory
- Master bedroom with en-suite
- Two double bedrooms with wardrobes
- Family bathroom





A modern three-bedroom end of terrace house, located on the Gregory Bank development in the popular Barbourne area of Worcester.

The ground floor comprises an entrance hall, an open-plan lounge with large windows, garden views and patio doors leading to a conservatory, and a fully fitted kitchen-diner with built-in appliances, breakfast area, and natural light. There is also a downstairs W/C and a useful utility cupboard.

On the first floor, the master double bedroom features built-in wardrobes and an en-suite shower room. A second double bedroom also offers built-in wardrobes, while the third bedroom is a single. The family bathroom includes a free-standing bath and heated towel rail.

Outside, there is a rear garden with patio and lawn areas, plus driveway parking to the side of the property for two vehicles. The EPC rating is C and the council tax band is C.

Barbourne offers a range of local amenities, including shops, cafes and access to nearby parks such as Gheluvett

Park and the riverside walks along the Severn. There are nearby schools catering for different age groups, making the area suitable for families.

Public transport links are convenient, with Worcester Foregate Street station approximately 5-10 minutes' drive away, providing regular services to Birmingham (around 40-50 minutes) and London via Worcester Shrub Hill (from around 2 hours). Bus routes along Barbourne Road connect easily into Worcester city centre and surrounding districts. This property will appeal to first-time buyers, families and investors.







Approximate floor area  
= 76 m<sup>2</sup> = 818 ft<sup>2</sup>  
For illustration only  
Not to scale

