



13 Greenford Gardens | | Worcester | WR2 6HQ

£760 PCM

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Greenford Gardens, St Johns, Worcester – Stunning 6-Bed
All En-Suite Home for Professionals

Living Room

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

This living room is bright and welcoming, featuring light wood flooring that complements the neutral walls. A cosy seating area is arranged around a stylish fireplace with a unique vertical slat design, topped by a mounted TV. Adjacent to the living room is the kitchen, fitted with sage green cabinetry accented by brass handles and a matching brass tap. It is designed with a modern layout, including integrated appliances and a white tiled splashback, and benefits from natural light through the double doors that open to the rear garden.





Hallway and Landing

The hallway includes the entrance hall and landing area, combining practical space with a clean, modern finish. Entrance to 2 bedrooms and utility room. The landing features neutral carpets and white walls, with doors leading to the 4 further bedrooms upstairs. A full-length mirror adds a functional touch to the landing area.

Kitchen

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

The kitchen is a modern space featuring soft sage green cabinets with brass hardware and a matching brass tap. The room is well-lit by recessed ceiling lights and natural light coming through the double doors that lead out to the rear garden. A white tiled splashback and light worktops add to the contemporary feel of the kitchen, which also includes integrated appliances for a clean and streamlined look.

Bedroom

10'10" x 9'10" (3.3m x 3.0m)

This bedroom offers a restful setting with a feature green accent wall behind the bed, complementing the soft grey carpet underfoot. The room is furnished simply with a white wardrobe and side tables, allowing plenty of space to personalise. Natural light floods the room through a large window, creating a bright and airy atmosphere.

Bathroom

The bathroom is modern and fresh, featuring a white bathtub with a glass shower screen and wall panels with a marble effect. A sleek vanity unit with a countertop basin complements the design, alongside a close-coupled toilet. The room is naturally lit by a window fitted with a white blind, and the floor is finished in a dark tile, providing a clean and stylish look.

Rear Garden

The rear garden is an expansive, low-maintenance space primarily covered with small gravel, bordered by new wooden fencing for privacy. It includes a paved patio area directly outside the kitchen doors, ideal for outdoor seating and entertaining. The garden is fully enclosed, making it a secure and private outdoor area.



Front Exterior

To the front, the property benefits from a neatly maintained lawn and a gravelled driveway providing off-street parking. The frontage is bordered by a low wall and fencing, with the house occupying a corner plot position. This setting enhances the curb appeal and offers practical parking solutions.

Additional charge for parking space.

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.

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.

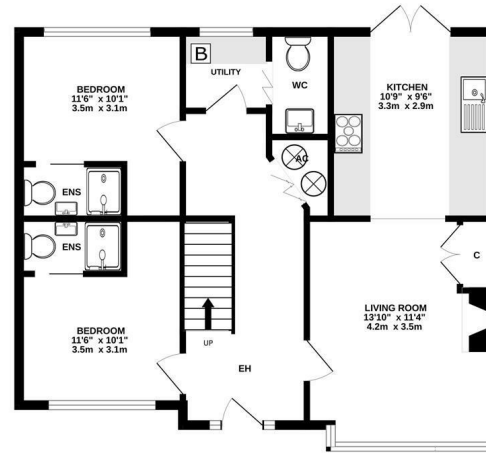
Listing Disclaimer

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.

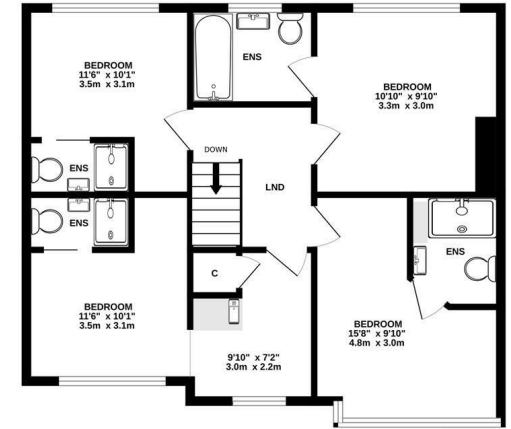




GROUND FLOOR

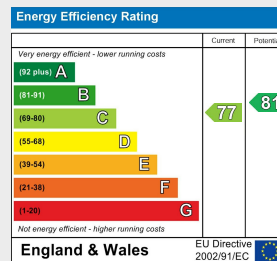


1ST FLOOR



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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