



42 Pope Iron Road

Worcester, WR1 3FF

Andrew Grant

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3 Bedrooms 2 Bathrooms 2 Reception Rooms

Stylish three storey city home offering flexible living, private garden and allocated parking, positioned close to Worcester centre with excellent transport links and everyday amenities. Optional furniture package available, providing a professionally styled turnkey interior if desired.

- A well arranged three bedroom home set across three levels with flexible living accommodation.
- Open plan kitchen dining space with additional reception areas suited to modern lifestyles.
- Enclosed rear garden providing a private and practical outdoor setting.
- Allocated parking positioned to the rear within a managed communal area.
- Convenient Worcester location close to amenities, schools and strong transport connections.

Arranged across three storeys, this well presented home offers flexible living space suited to modern lifestyles. The ground floor combines reception space with an open plan kitchen dining area that connects directly to the garden. Upper floors provide three bedrooms, including a private top floor suite with en suite facilities, supported by a first floor bathroom. Outside, the enclosed rear garden offers a useful extension of the living space, while allocated parking adds everyday convenience. The property is available with the option to include the existing furniture by separate negotiation, offering a professionally styled interior for those seeking a turnkey home, while still allowing flexibility for buyers who wish to furnish to their own taste. Set within easy reach of Worcester city centre, schools, amenities and transport links, the property is well suited to a range of buyers.

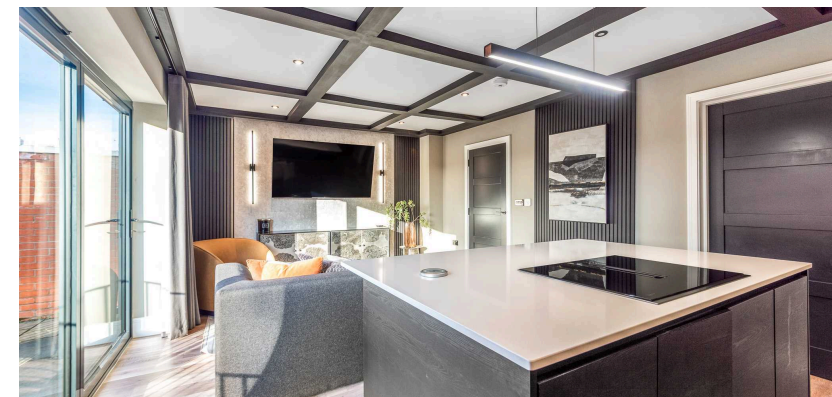
1494 sq ft (138.9 sq m)





The kitchen area

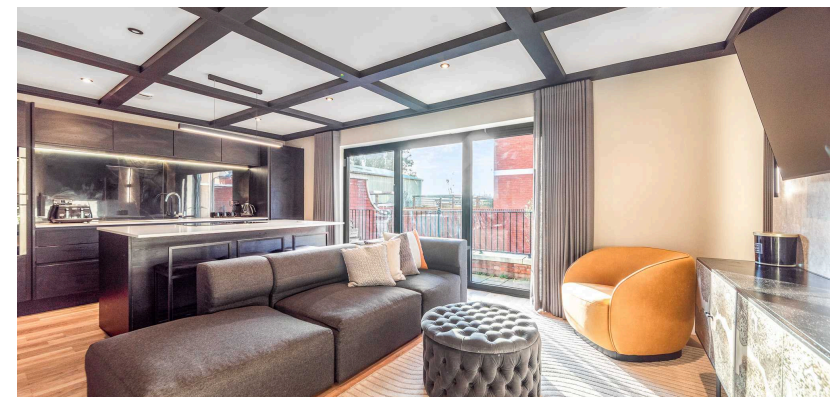
The kitchen dining room is a well proportioned space designed to support both everyday living and entertaining. The layout is arranged around a central island with integrated cooking facilities and a full run of fitted units incorporates integrated appliances and generous worktop space, while direct access to the rear balcony extends the room outward and enhances its appeal for hosting and daily use.





The dining area

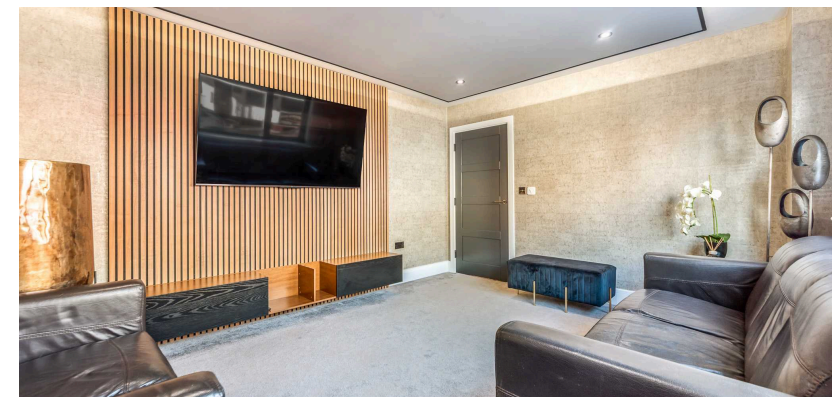
Forming part of the open plan kitchen and dining room, this area allows for flexibility in use, comfortably accommodating a formal dining arrangement or an additional living space. Its placement maintains a strong connection to the kitchen while also creating a defined zone for relaxed seating or entertaining, making it a versatile extension of the main living accommodation.





The living room

The living room provides a comfortable and well balanced reception space. Its proportions allow for clear areas around seating and media use while maintaining an open feel that suits both everyday living and quieter evenings. Positioned adjacent to the entrance hall, the room offers a welcoming first impression and a practical separation from the kitchen dining room to the rear.





The cloakroom and utility

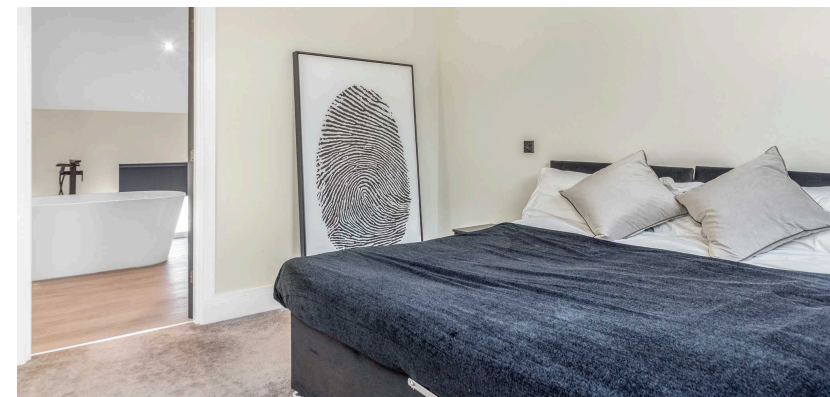
The cloakroom is conveniently placed for guests and everyday use. The layout incorporates a WC and wash basin, ensuring practicality. Its location close to the entrance adds to the ease and comfort of ground floor living. Accessed directly from the kitchen, the utility room provides a dedicated space that supports the day to day running of the home. It offers additional worktop and storage capacity, keeping appliances and household tasks discreetly separated from the living areas.





The primary bedroom

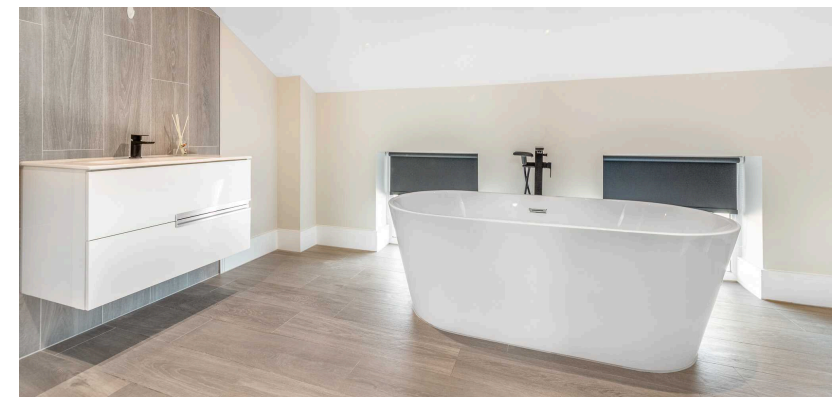
Set across the upper level, the primary bedroom offers a calm and well proportioned space that feels private and removed from the main living areas below. The room accommodates a full bedroom arrangement with ease while still allowing space for additional seating or occasional furniture. Positioned alongside and en suite bathroom, it creates a self contained and restful retreat.





The primary en suite

Serving the primary bedroom, the en suite incorporates a separate bath and shower alongside contemporary fittings, allowing the room to function comfortably for daily routines and more relaxed use. Its direct connection to the bedroom enhances the sense of retreat and completes a self contained suite that supports both convenience and privacy.





The second bedroom

Located on the first floor, the second bedroom is a comfortable and well arranged double room suited to a range of uses. The layout allows space for bedroom furniture while retaining a balanced and uncluttered feel, making it suitable for guests or family members. Its position on the first floor places it conveniently close to the main bathroom and landing, offering both practicality and privacy within the home.



The third bedroom

The third bedroom is a neatly arranged room that works well as a guest bedroom, home office or additional family room. The layout supports a comfortable bed and associated furniture without feeling constrained, making it a practical and adaptable part of the accommodation.



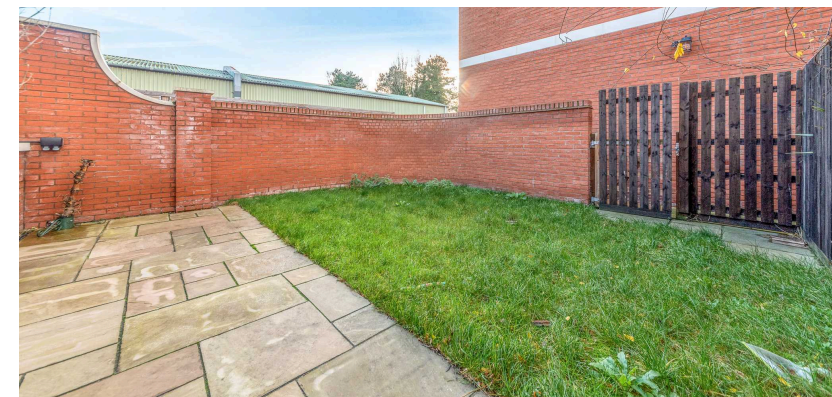
The bathroom

Serving the first floor, the bathroom is arranged as a clean and practical space designed for everyday use. The layout includes a large walk-in shower, wash basin and WC, all set within a well balanced arrangement that feels considered and efficient.



The garden

The garden provides a private and enclosed outdoor space, combining a lawned area with a tiered paved section, creating a practical setting for outdoor seating, light gardening or everyday use. Enclosed boundaries offer a sense of seclusion while the direct connection to the rear of the house makes the garden an easy and natural extension of the living space. From here, there is gated access to the rear parking area.





The parking

The property benefits from allocated parking located to the rear within a clearly arranged and well maintained communal area. The layout provides convenient access while keeping vehicles discreetly set away from the main frontage of the house.



Location

Pope Iron Road is set within a well-established and convenient area of Worcester, offering easy access to the city centre while retaining a settled residential feel. Worcester is a vibrant cathedral city on the River Severn, with a strong mix of history and modern amenities, including a range of shops, restaurants, cafés, and leisure facilities, as well as attractions such as the cathedral, The Hive, and the Swan Theatre.

The city is well regarded for its schooling, with a variety of respected state and independent options, including The King's School and RGS Worcester, alongside the University of Worcester which contributes to its lively atmosphere.

Transport links are excellent, with three railway stations providing direct routes to Birmingham, Cheltenham, Oxford, Bristol, and London Paddington, as well as easy access to the M5 and Birmingham International Airport.

Services

Services are TBC.

Council Tax

The Council Tax for this property is Band E

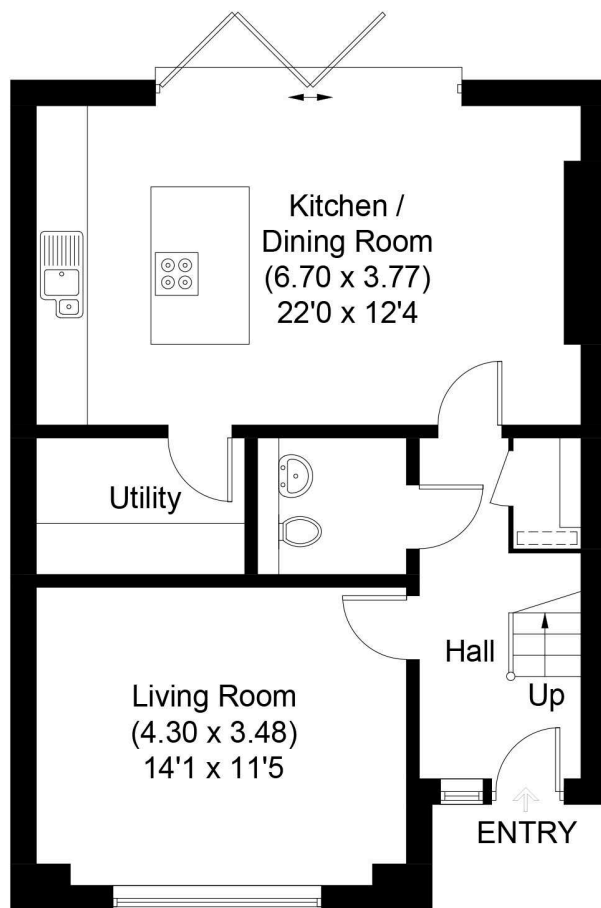
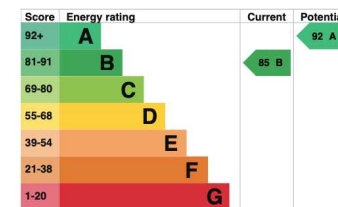
Agent Note

The property is available with the option to include the existing furniture by separate negotiation, offering a beautifully curated, professionally styled interior for those seeking a turnkey home, whilst also providing flexibility for buyers who wish to furnish the property to their own taste.

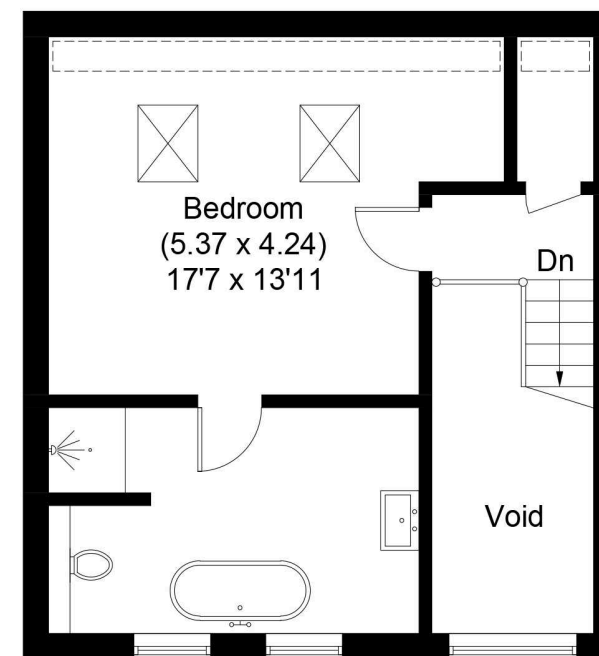
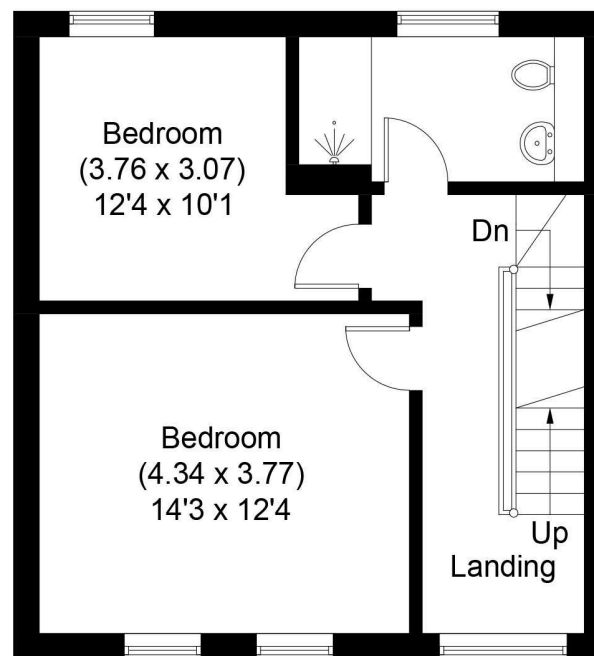


Pope Iron Road

Approximate Gross Internal Area
 Ground Floor = 56.7 sq m / 610 sq ft
 First Floor = 44.8 sq m / 482 sq ft
 Second Floor = 37.4 sq m / 402 sq ft
 Total = 138.9 sq m / 1494 sq ft
 (Excluding Void)



= Reduced headroom below 1.5m / 5'0



Ground Floor

First Floor

Second Floor

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



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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