



Blakefield Road | | Worcester | WR2 5DR

£1,250 PCM

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PROPERTY
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ESTATE AGENTS

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Worcester | WR2 5DR
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Nestled in the charming area of St Johns, Worcester, this delightful three-bedroom house at 13 Blakefield Road offers an ideal home for families seeking comfort and convenience. The property boasts a well-designed layout that maximises space and functionality.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxing or entertaining guests. The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a pleasure. The adjoining bathroom is equally stylish, providing a serene space for unwinding after a long day.

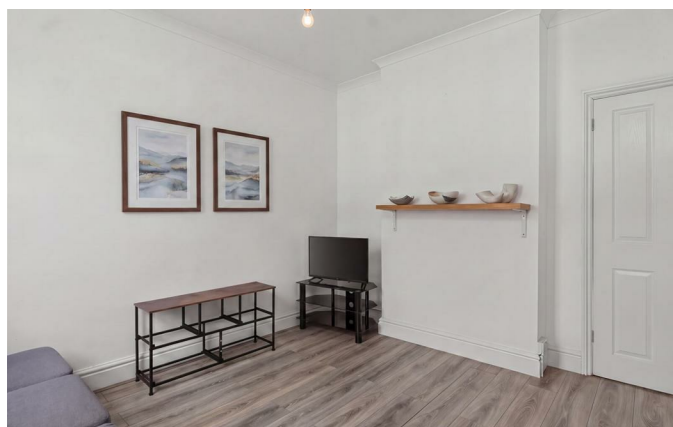
The three bedrooms are thoughtfully arranged, offering ample room for family members or guests. Each room is filled with natural light, creating a warm and inviting atmosphere throughout the home.

- 3 spacious bedrooms
- Ideal for families
- 1 cosy reception room
- Close to local schools
- Perfect family home
- Modern kitchen and bathroom
- Located in St Johns, Worcester
- Charming house style
- Easy access to transport links
- Viewing recommended

Living Room

12'3" x 10'10" (3.7m x 3.3m)

This appealing living room offers a bright and inviting space with neutral walls and wood-effect flooring. The room is well-proportioned, creating a welcoming atmosphere that could comfortably accommodate seating and entertainment furniture. A large window at the front allows natural light to fill the room, enhancing its warm and homely feel.





Kitchen/Diner

13'2" x 10'10" (4.0m x 3.3m)

The kitchen/diner is thoughtfully designed with a modern touch, featuring dark cabinetry complemented by white countertops and a patterned backsplash. The space includes an integrated oven and hob with a stainless-steel cooker hood, and there is ample room for dining furniture. A window above the sink floods the room with natural light, making it a comfortable and practical area for cooking and dining.

Bathroom

The bathroom presents a clean and simple design, featuring a white suite with a bath, toilet, and pedestal basin. The wall behind the bath is finished with a dark textured panel, adding a subtle modern accent. A frosted window offers privacy while allowing natural light to brighten the space.

Bedroom 1

12'3" x 10'10" (3.7m x 3.3m)

This well-sized bedroom benefits from light wood flooring and bright white walls, creating a calm and restful environment. Built-in double wardrobe. The large window fills the room with natural light, contributing to a peaceful ambiance that is ideal for relaxation.

Bedroom 2

13'2" x 5'4" (4.0m x 1.6m)

A smaller bedroom featuring neutral tones and wood flooring. The room includes a built-in wardrobe which helps maximise space efficiently. Natural light enters through a window, supporting a bright and airy feel suitable for a child's room, guest room, or study.



Bedroom 3

12'2" x 6'4" (3.7m x 1.9m)

This compact bedroom has a practical layout with neutral decor and wood flooring. It benefits from a built-in cupboard offering useful storage. The window provides natural light, ensuring the room remains bright despite its modest size.

Landing

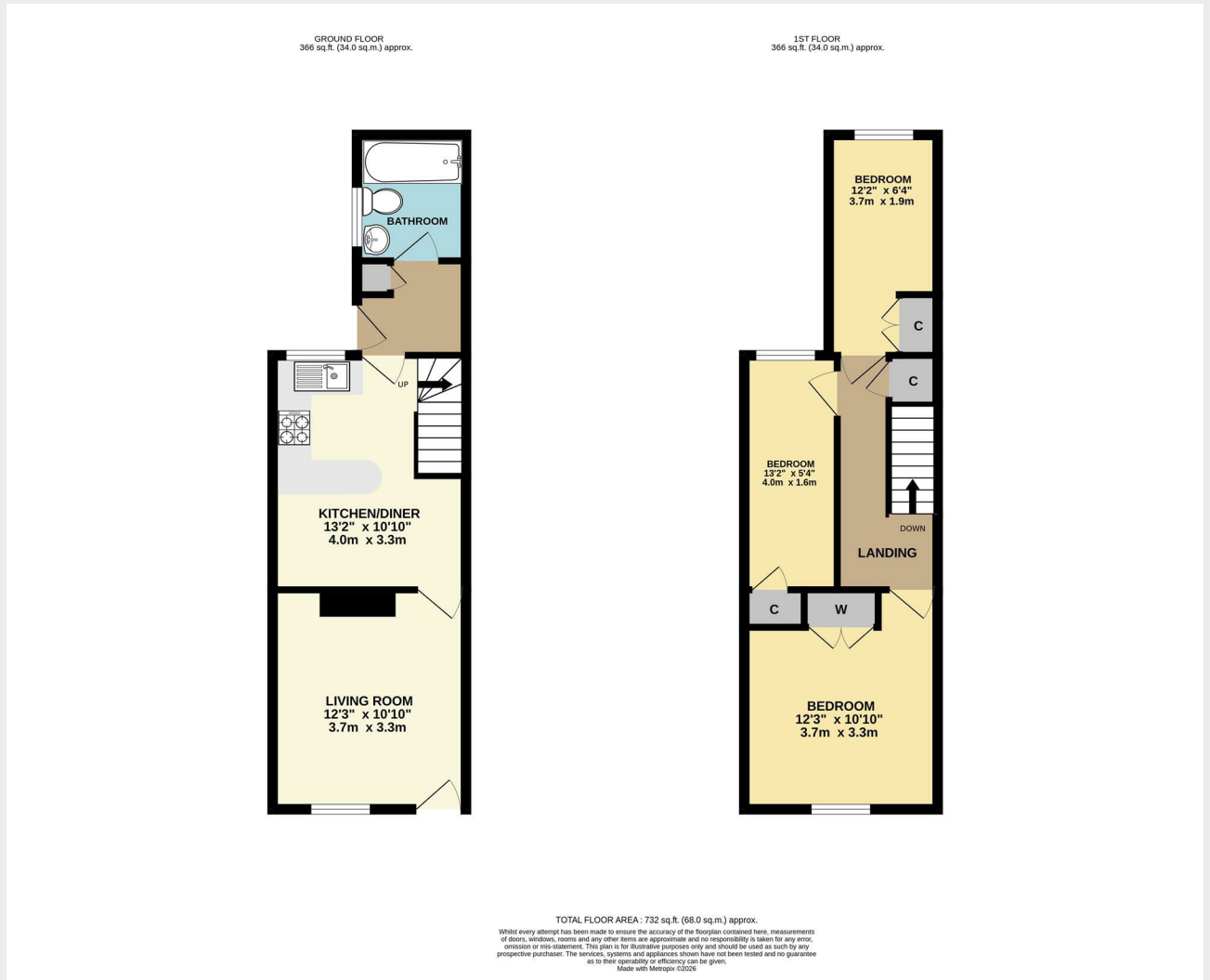
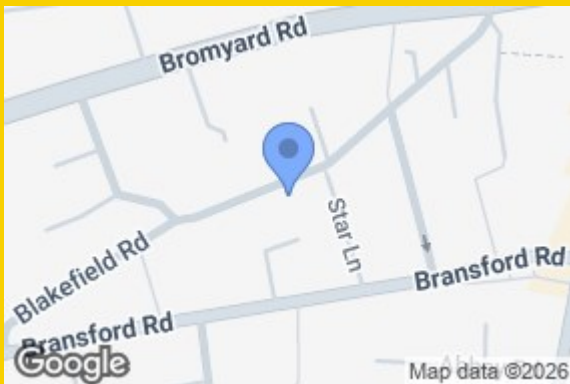
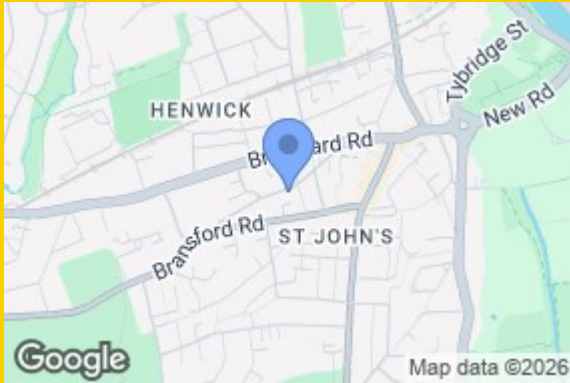
The landing is carpeted in a dark tone and features neutral walls, with a radiator and access to each upstairs bedroom. It provides a simple but functional transition space between the rooms.

Front Exterior

The front exterior shows a traditional red-brick semi-detached house with a small, well-maintained front garden featuring a neat shrub border. The property maintains classic period features and a welcoming blue front door, with a pathway leading to the entrance.

Rear Garden

The rear garden is a generous with fencing on both sides, providing a pleasant outdoor space for relaxation and play.



Council Tax Band **B** EPC Rating **D**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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