Knight Frank



3 ST. GEORGES SQUARE

WR1 1HX



3 ST. GEORGES SQUARE WORCESTER

A charming Grade II listed town house in one of the most desirable locations in Worcester.



4 2 3 1

Local Authority: Worcester City Council

Council Tax band: F

Tenure: Freehold

Guide Price: £700,000



THE PROPERTY

- A charming Grade II listed townhouse in one of the most desirable locations in Worcester.
- Number 3 St George's Square is a very handsome, semi detached, three-storey (plus basement), house on the favoured south side of the square.
- The house dates from the mid 1830's with some later additions and alterations. It has well-preserved architectural features typical of the period and beautifully proportioned rooms including an elegant first floor drawing room.
- Situated in a Conservation Area and within walking distance of Gheluvelt Park, the racecourse, schools and the City centre.
- Beautifully landscaped front and rear gardens, with formal planting at the front and a lawn in the walled rear garden.
- Detached double garage which opens onto St George's Lane South.







LOCATION

St George's Square is located in a prime position, ½ a mile from Worcester city centre and within a conservation area. With its fine listed houses, large central green, mature trees and its beautiful church, St George's Square is one of the most desirable addresses in the city, close to the racecourse and Gheluvelt Park.

The vibrant Cathedral city of Worcester has much to offer; There are excellent shopping and recreational facilities including Premiership rugby, county cricket and horse racing.

The city has a number of very good state and independent schools. King's School and the Royal Grammar School with its prep school Springfield are close by, as are St George's Roman Catholic and St George's Church of England Junior Schools.

There are direct services from Foregate Street to Birmingham and London and easy access to the motorway network.



SERVICES

Council Tax: Band F.
Utilities – Mains electricity, water, gas and sewerage.
Gas fired central heating boiler.
EPC - Ask agent. Grade II Listed
Flood risk – Very Low (Less than 0.1% chance of a flood each year)
Mobile phone coverage - 4G mobile signal is available in the area - we advise you to check with your provider.
Internet connection - Superfast Broadband is available - we advise you to check with your provider.
The house is in a conservation area.







3 St. Georges Square, Worcester, WR1 1HX



Knight Frank

Approx. Gross Internal Floor Area
Main House = 2632 sq. ft / 244.73 sq. m
Garage = 318 sq. ft / 29.63 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
©William Benton-Fife Photographer. Unauthorised reproduction prohibited.

We would be delighted to tell you more.

Charles Probert
07957 333495
charles.probert@knightframk.com

Knight Frank
Kingsway House, 40 Forgate Street
Worcester, WR1 1EE

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF West Midlands Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF West Midlands Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF West Midlands Ltd. 2. Material Information: Please note that the material information is provided to KF West Midlands Ltd, by third parties and is provided here as a guide only. While KF West Midlands Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated May 2026. Photographs and videos dated May 2026. All information is correct at the time of going to print. KF West Midlands Limited, a company registered in England and Wales with registered number 13144773. Our registered office is at 9 College Hill, Shrewsbury, Shropshire, SY1 1LZ. KF West Midlands Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP