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**Parkinson Wright**  
**Estate Agents**



## Whites Road, Worcester, WR2 4BG

Price Guide £350,000

- Detached Bungalow
- Three Bedrooms
- Conservatory
- Private Rear Garden
- Gas Central Heating & Double Glazing
- Versatile Accommodation
- Breakfast Kitchen
- Potential to Convert Loft (subject to p.p)
- Garage & Driveway
- NO ONWARD CHAIN

# 30 Whites Road, Worcester WR2 4BG

A rare and exciting opportunity to acquire this three bedroom detached bungalow situated in a sought after location within St Johns. OFFERING PLENTY OF SCOPE FOR MODERNISATION. EARLY VIEWING ESSENTIAL.



Council Tax Band: C





## LOCATION & DESCRIPTION

Situated in a desirable area, in a superb and convenient location within St Johns close to local amenities, schools, and parks together with excellent access to transport links and Worcester city centre making it an exceptional choice for those who appreciate both tranquillity and accessibility. Whether you are looking to downsize or seeking a family home, this property on Whites Road presents a wonderful opportunity to enjoy comfortable living in a sought-after location. Do not miss the chance to make this charming bungalow your new home.

## RECEPTION HALL

32'6 x 3'5

A spacious entrance to the property with two ceiling lights, radiator, useful storage cupboard, and access to the loft. Doors to:-

## LOUNGE

17'5 x 10'11

A light and airy reception room with two ceiling lights, front facing double glazed bay window, side facing double glazed window, radiator and brick fireplace, tiled hearth with wooden mantle over.

## BREAKFAST KITCHEN

12'0 x 10'11

Ceiling light, side facing double glazed window and radiator. The kitchen area currently has wall, base and drawer units, stainless steel sink with drainer, electric hob, extractor fan over, built in oven and space for appliances.

## BEDROOM ONE

11'11 x 10'11

Ceiling light, front facing double glazed window and radiator.

## BEDROOM TWO

10'11 x 9'11

Ceiling light, side facing double glazed window and radiator.

## BEDROOM THREE

10'11 x 9'11

Ceiling light, side facing double glazed window and radiator.

## BATHROOM

10'10 x 7'1

Ceiling light, side facing opaque double glazed window and a heated towel rail. There is a three piece suite consisting of bath with shower attachment on taps, wash hand basin with pedestal and a low level W.C. A useful airing cupboard offers storage and houses a 'Worcester' boiler.

## LOFT

A good space which is ideally suited for conversion subject to the necessary planning regulations. A pull door ladder is in situ to give immediate access.

## OUTSIDE

To the front of the property is a lawned foregarden, a slabbed driveway which offers off road parking and leads to the garage and the front door.

To the rear of the property is an enclosed and private garden mainly laid to lawn with a slabbed patio area, a range of mature shrubs and trees and a wooden shed is in situ. There is a side pedestrian access via a wooden gate leading to the front, of the property.

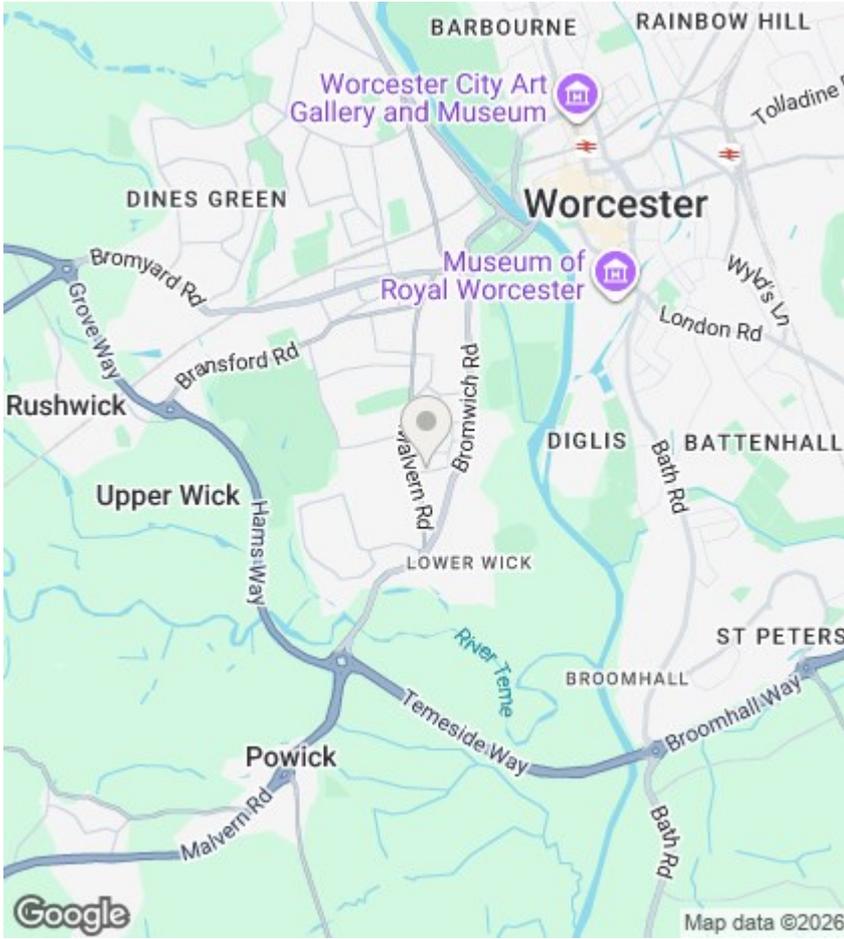
## GARAGE

15'5 x 8'3

With up and over door, light, power, rear facing opaque window and side facing part glazed door gives a separate rear access.

## SERVICES

We believe all mains services are connected to the property. Please note this has not been verified by the agent.



## Viewings

Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	<b>71</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		