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**Andrew
Grant**



17 Kingsbury Road



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Worcester, WR2 4JH

An extended semi-detached home combining bay fronted character with a contemporary rear living space, a substantial garden and driveway parking.

3 Bedrooms | 2 Bathrooms | 2 Receptions | Primary suite with dressing area

A broad rear extension brings the kitchen, dining and family areas together beneath a roof lantern, with French doors opening onto the garden. A separate living room retains the curved bay and fireplace of the original home, while household tasks are supported by a utility, which sits alongside a convenient cloakroom. Upstairs, the primary suite includes an en suite with twin basins, alongside two further bedrooms and a bathroom. The partially converted garage retains useful storage space. Outside the property benefits from a substantial lawn with seating areas, and to the front, driveway parking for multiple vehicles.

1463 sq ft (135.9 sq m)

Freehold

The reception rooms

Handleless cabinetry and pale work surfaces define the kitchen, with both an electric and gas hob set into the peninsula, integrated wine fridge and ovens built into tall units. A raised breakfast bar introduces a contrasting timber surface, while a window sits adjacent to the sink.

A roof lantern crowns the dining area, which occupies the centre of the rear extension between the kitchen and family space. French doors with tall glazed panels on either side open directly onto the garden, while double doors adjacent open into the living room.

The family area occupies the opposite end of the extension from the kitchen, beside a further high level window. Its open connection with the dining area is complemented by a door through to the utility.

A curved front bay and a fireplace with a timber surround give the living room its character. Ceiling coving continues through the long room, while the glazed doors at the rear allow it to connect with the extension or remain separate.



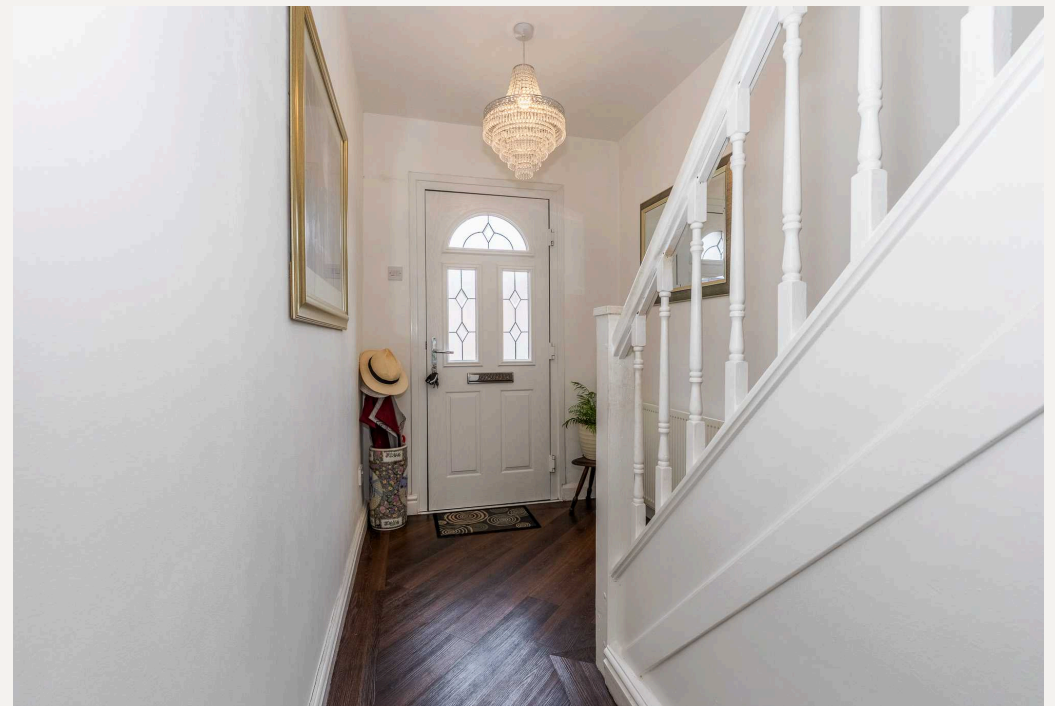


The utility, cloakroom and hallway

The utility has handleless cupboards, a sink and undercounter appliance space, with access to the retained garage storage. An adjoining cloakroom pairs a WC with a wall mounted basin unit, framed by geometric wall tiling.

The entrance opens into a hallway with a spindle staircase and glazed detailing to the front door. From here, the living room is reached directly, with an opening farther along leading into the rear extension.





The primary bedroom suite

The primary bedroom has a front facing window and direct access to the en suite. An open connection leads into the dressing area, extending the suite from the front to the rear of the home.

Banks of fitted wardrobes line opposing sides of the substantial dressing area. Glazed double doors at the far end overlook the rear garden and open onto a Juliette balcony.

Twin basins sit above a suspended vanity unit in the en suite, alongside a broad glazed shower enclosure with an overhead shower and recessed shelf. Large wall tiles contrast with the patterned floor and a WC completes the space.





The remaining bedrooms and bathroom

The second bedroom retains a curved bay window overlooking the front, echoing the architecture of the living room below. The bay adds depth to the room, which accommodates a double bed with space for accompanying furniture.

A broad rear window gives the third bedroom an outlook across the garden. The room sits alongside the bathroom and has space for a bed and accompanying furniture.

The bathroom combines a shaped bath with an overhead shower and curved glass screen. Full height tiling surrounds the bath, basin and WC, with an obscured window above the basin.





The garden and parking

Beyond the French doors, a terrace leads onto a substantial lawn divided by a central paved path. Tall hedges frame the garden, with established trees beyond adding a leafy backdrop to the rear outlook.

A further paved terrace sits towards the far end of the lawn, beside a raised flower border. Flowering shrubs and established borders bring colour and structure to the garden, complementing the broad open stretch of grass.

A broad block paved driveway extends across the front, beside a small lawn and low stone wall. The brick arched entrance and two storey bay give the frontage its character, while a roller door provides access to the retained garage storage.





Location

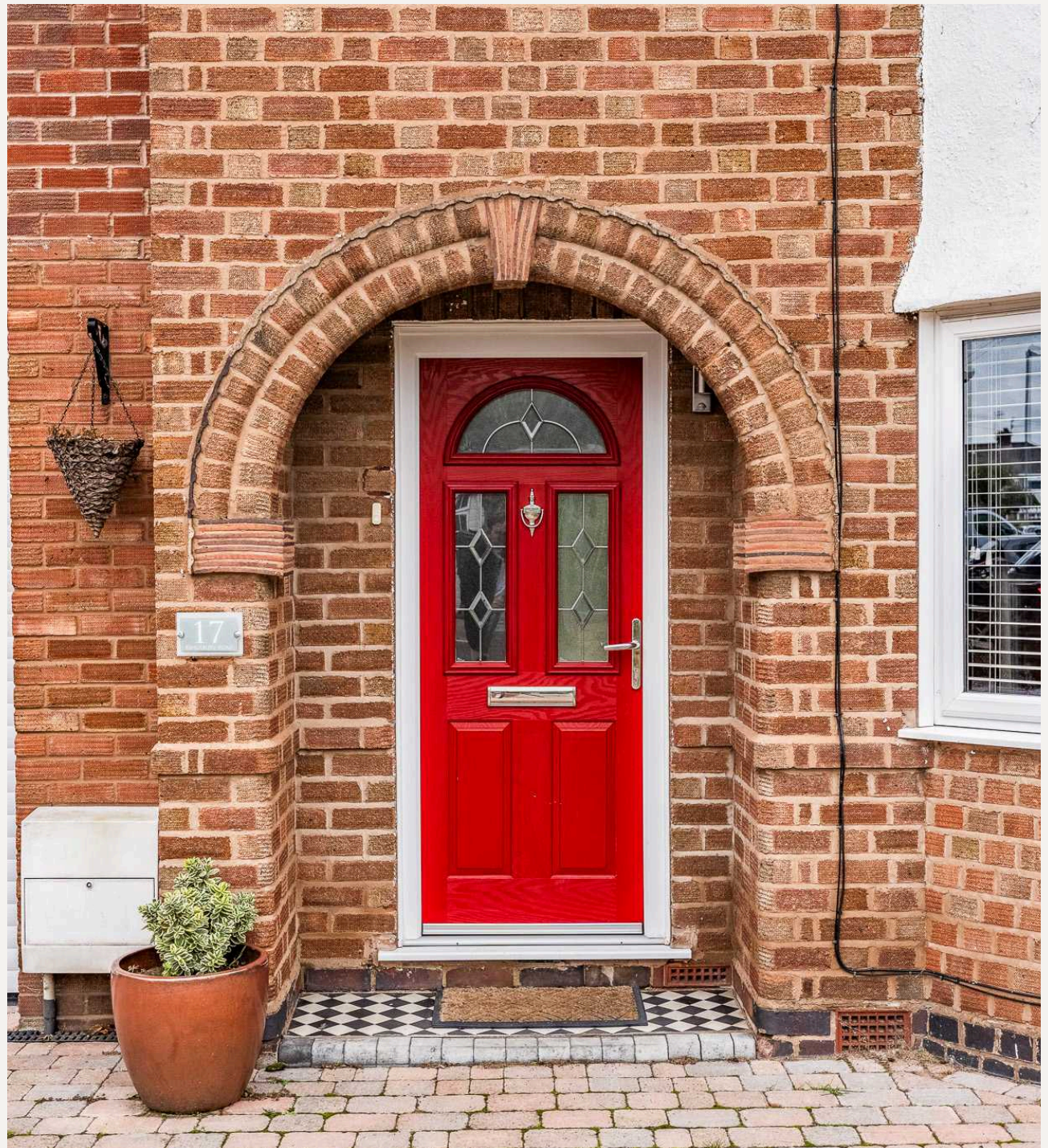
Kingsbury Road lies in an established residential area within St John's, on Worcester's western side. Traditional residential streets sit alongside local amenities, with the city centre across the River Severn.

St John's offers independent shops, cafés and Sainsbury's at Swanpool Walk, together with a local library. Worcester city centre provides a wider choice of shops, restaurants and cultural attractions.

Nearby schools include Pitmaston Primary School on Malvern Road and Christopher Whitehead Language College and Sixth Form on Bromwich Road.

The A4440 Southern Link Road connects western Worcester with the M5 and routes towards Malvern. Foregate Street and Shrub Hill stations provide rail connections, including direct services from Foregate Street to Hereford and London Paddington.

Cripplegate Park has formal gardens, tennis courts and a children's play area. The riverside and Worcester Cathedral offer further places to explore, with the Malvern Hills providing wider opportunities for outdoor recreation.



Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed

Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 1000 Mbps (source: Ofcom checker).

Mobile Coverage

Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk

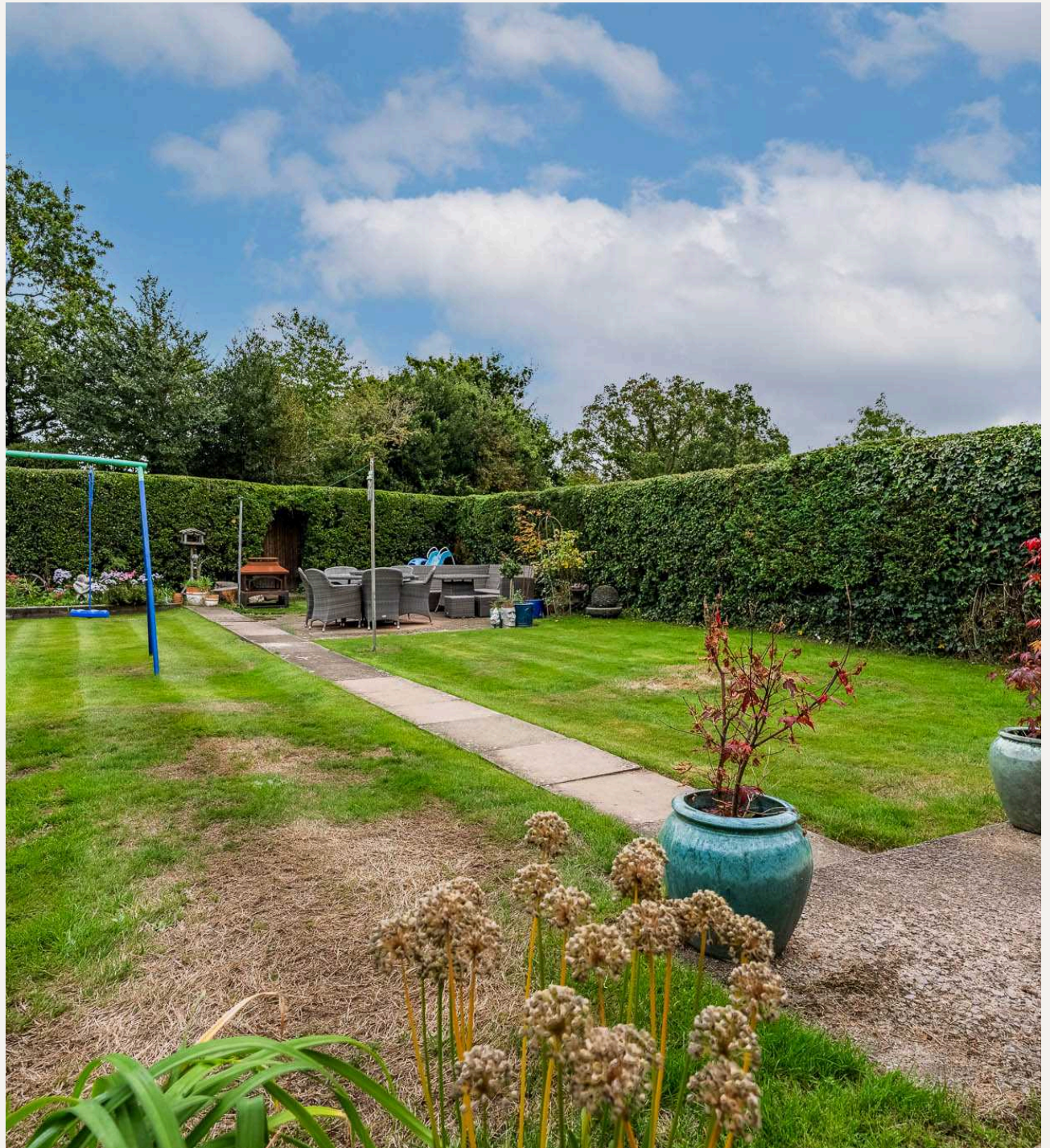
According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river flooding and very low risk for surface water flooding.

EPC

The EPC rating for this property is: D.

Council Tax

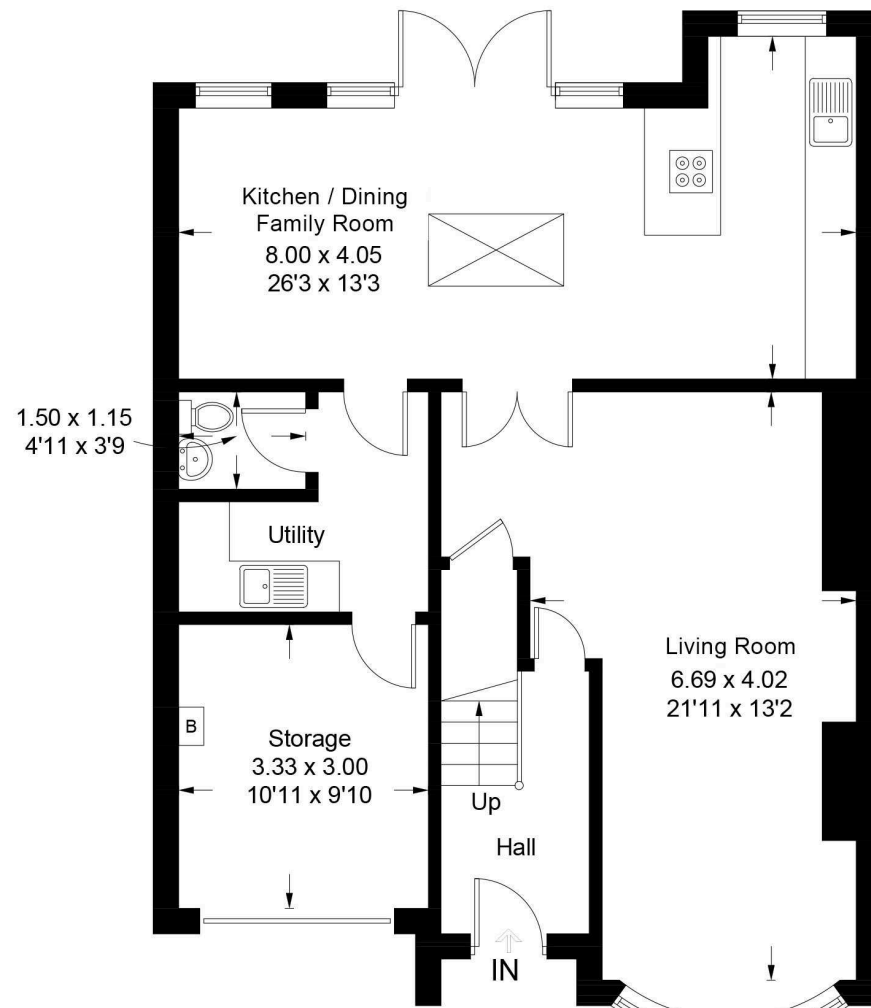
The Council Tax for this property is Band C.



17 Kingsbury Road, Worcester

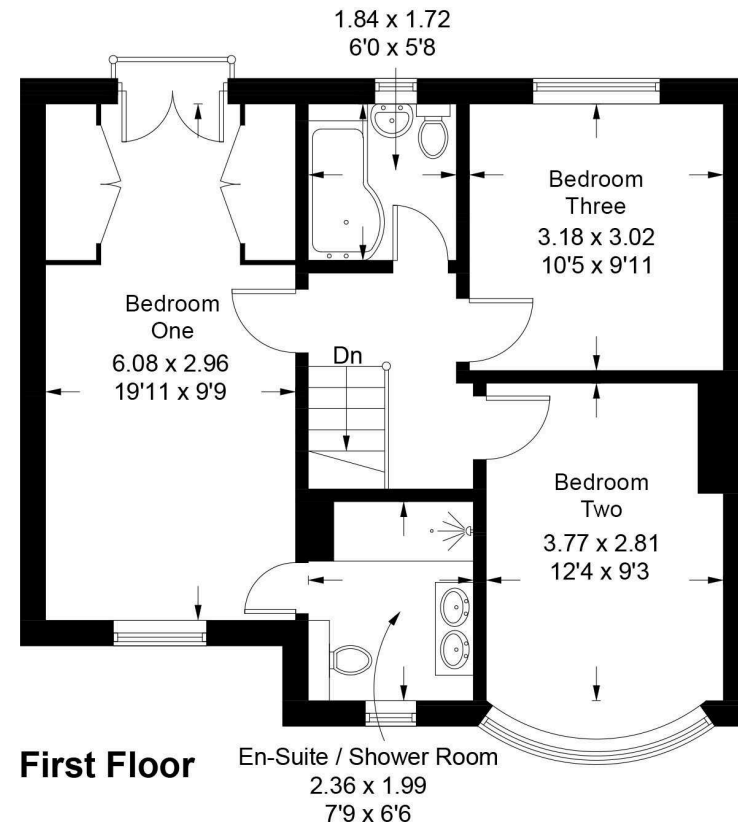


Approximate Gross Internal Area = 135.9 sq m / 1463 sq ft



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1340487)



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