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**Andrew
Grant**



20 Mayfield Avenue



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Worcester, WR3 8LA

A corner plot and private driveway for up to three cars distinguish this three bedroom home, with a long rear garden.

3 Bedrooms | 1 Bathroom | 1 Reception | Driveway parking for up to three cars

Occupying a corner plot, this semi detached home combines a spacious front living room with a separate kitchen overlooking the rear garden. Renovation works have updated the interior, including contemporary kitchen cabinetry and bathroom fittings, with some finishing touches remaining. Upstairs are two double bedrooms, a smaller third bedroom and a family bathroom, complemented by a downstairs WC. Outside, a small front garden, private driveway for up to three cars and a rear garden with patio, lawn and two sheds complete the property.

786 sq ft (73.0 sq m)

Freehold

The ground floor

White kitchen cabinetry and pale work surfaces combine with contrasting tiled splashbacks to create a fresh, contemporary space. A broad window overlooks the rear garden, while an adjoining side entrance provides outdoor access and access to the downstairs WC.

The spacious living room faces the front garden through a broad window. Ceiling coving and a chimney breast with recessed opening give the room definition, while its direct connection to the kitchen keeps the two principal ground floor spaces closely linked.







The first floor

Two rear facing windows give the primary bedroom an outlook over the garden. This double room has an uncomplicated shape, with space for wardrobes and bedroom furniture without relying on fitted storage.

The second double bedroom overlooks the front and has a chimney breast with recesses to either side. Its separation from the primary bedroom places the two larger bedrooms on opposite sides of the landing.

The smaller third bedroom also faces the front, with a window overlooking the approach. It provides single bedroom accommodation and could alternatively serve as a home office if three bedrooms are not required.

Contemporary fittings give the family bathroom a coordinated finish, with a vanity basin, WC and bath with an overhead shower and glazed screen. Marble effect wall panels surround the bathing area, complemented by contrasting black fittings and an obscured window.







The garden and parking

A paved patio beside the property leads to a long lawned rear garden, with a central path and timber fencing along the sides. Two sheds provide useful storage, while a picket fence divides the garden into separate sections.

The corner position accommodates a private driveway with space for up to three cars beside the home. A small front lawn, established hedging and shrubs soften the approach, with a path leading to the covered front entrance.





Location

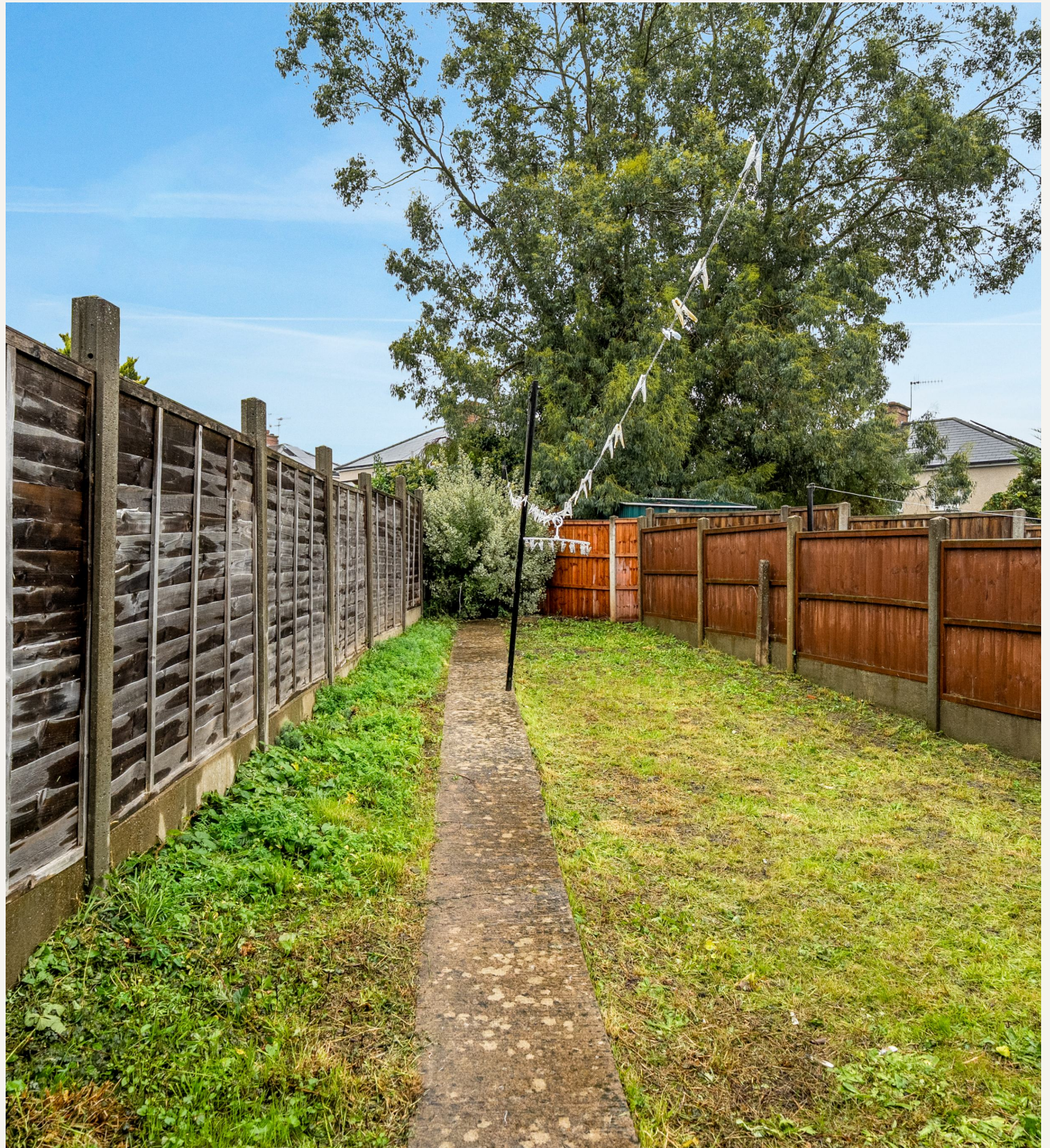
Mayfield Avenue lies in an established residential area to the north east of Worcester city centre, near Merriman's Hill Road. The setting combines surrounding residential streets with access to schools and city amenities.

Worcester city centre offers a broad choice of shops, cafés and restaurants. Chapel Walk brings together independent businesses and familiar retailers, while Cathedral Square adds further dining and leisure options.

Nearby educational provision includes St Barnabas CofE Primary School on Green Lane and Bishop Perowne CofE College on Merriman's Hill Road, providing primary and secondary options within the surrounding area.

Worcester Shrub Hill provides rail connections towards Birmingham, while local bus stops include those on Mayfield Road and near Bishop Perowne College. These offer public transport options for journeys across and beyond the city.

For recreation, Perdiswell Park offers open space, walking routes and sports facilities alongside its leisure centre and swimming pool. Worcester's riverside and historic centre provide further opportunities for leisure and cultural outings.



Services

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

Broadband Speed

Ultrafast broadband available. Download speeds up to 10000 Mbps and upload speeds up to 10000 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 B.

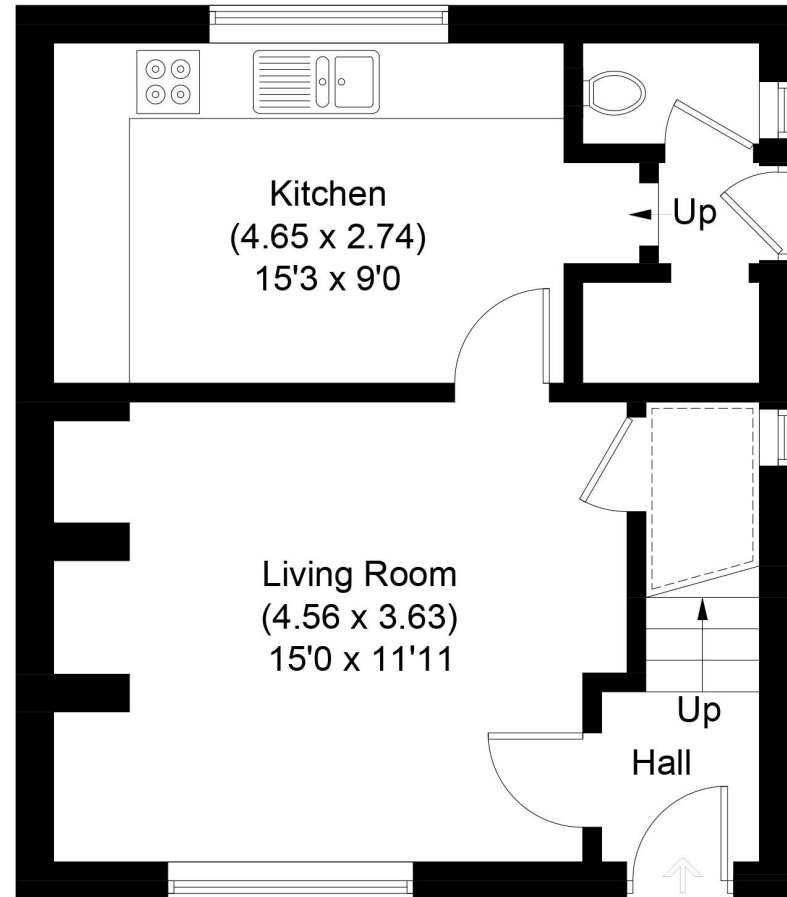


Mayfield Avenue

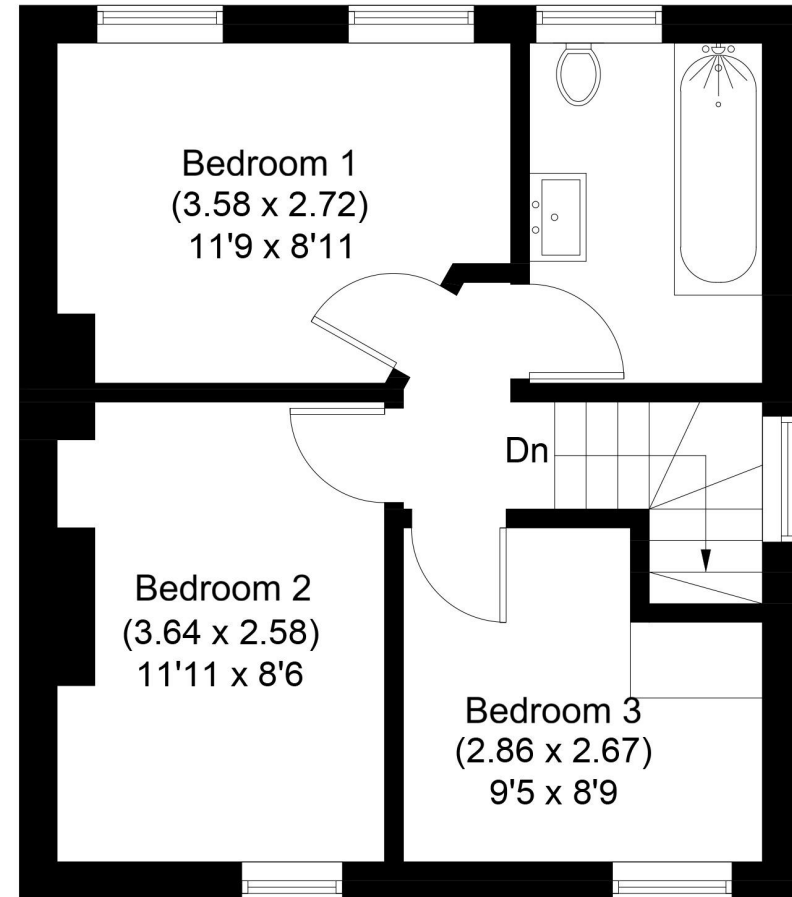
Approximate Gross Internal Area
 Ground Floor = 36.6 sq m / 394 sq ft
 First Floor = 36.4 sq m / 392 sq ft
 Total = 73.0 sq m / 786 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

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



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