

Since 1971
**Andrew
Grant**



136 Columbia Drive



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Worcester, WR2 4XH

Make your mark on this detached Lower Wick home, with connected living spaces, a garden room and driveway parking for seven cars.

3 Bedrooms | 1 Bathroom | 2 Receptions | No onward chain

Within walking distance of local amenities, this detached home offers an opportunity to modernise in an established part of Lower Wick. A connected lounge and dining area extends into a separate garden room, while the kitchen opens directly outside. Upstairs are two double bedrooms with built in wardrobes, a single bedroom and a family shower room. An enclosed rear garden combines lawn with a broad patio, complemented by a garage with a rear utility room and extensive driveway parking.

1063 sq ft (98.8 sq m)

Freehold

The ground floor

The kitchen has an extensive arrangement of wall and base cupboards, with work surfaces wrapping around a stainless steel sink beneath a window. Space and plumbing accommodate a range of appliances, while an external door gives direct garden access.

Adjoining the kitchen, the dining area forms the link between the living room and snug. A wide archway keeps it open to the main reception space, while sliding glazed doors allow the snug to be opened up or closed off.

A broad front window and a gas fireplace with a timber surround give the living room its welcoming character. The wide opening into the dining area creates an extended reception space, with distinct areas for sitting and dining.

The brick built snug provides a separate retreat overlooking the rear garden. A wide side window and glazed panels around the angled rear elevation brighten the room, with French doors opening directly onto the patio.





The first floor

The primary bedroom is a double room overlooking the front, with an extensive arrangement of built in wardrobes and overhead cupboards. Matching bedside drawers complete the storage around the bed recess.

Overlooking the rear garden, the second double bedroom also benefits from built in wardrobes and overhead cupboards. A broad window brings an open outlook across the surrounding gardens, giving this room a different perspective from the primary bedroom.

The third bedroom is a single room with a front facing window. Its position away from the main living spaces also makes it a useful option for a dedicated home office.

The family bathroom is arranged as a shower room, with a walk in shower, pedestal wash basin and WC. Two obscure glazed windows provide privacy, complemented by tiled walls and a heated towel rail.





The garden and parking

A broad paved patio extends from the snug to the garage, providing space for outdoor dining beside the lawn. Established shrubs line the borders, with timber fencing and brick walls enclosing the garden and a rear door accessing the utility room.

The driveway extends across the front and along the side, providing parking for seven cars. It leads to the garage, which has an up and over door, light and power, with a separate utility room at the rear.



Location

Columbia Drive lies in Lower Wick, an established residential area on the western side of Worcester. Local amenities are within walking distance, while St John's provides a wider range of shops and services.

The shopping parade on Canada Way includes a Co op convenience store and other everyday businesses. Lower Wick Swimming Pool adds a community leisure facility within the surrounding neighbourhood.

Local education includes Pitmaston Primary School on Malvern Road and Our Lady Queen of Peace Catholic Primary on Bransford Road. Christopher Whitehead Language College and Sixth Form provides secondary education in St John's.

Bus services connect Lower Wick with St John's and Worcester city centre. The A4440 Southern Link Road provides access towards junction 7 of the M5, supporting journeys across the wider region.

The River Severn and Diglis Bridge offer opportunities for riverside walking and cycling. Worcester's cathedral, canal basin and city centre provide further places to explore, balancing the residential setting with cultural and recreational attractions.



Services

The property benefits from mains electricity, gas, 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: C.

Council Tax

The Council Tax for this property is Band C.

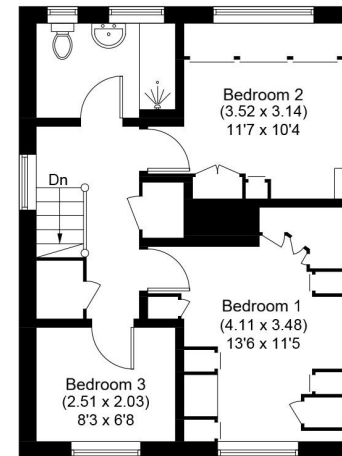


Columbia Drive

Approximate Gross Internal Area
 Ground Floor = 57.6 sq m / 620 sq ft
 First Floor = 41.2 sq m / 443 sq ft
 Garage = 17.2 sq m / 185 sq ft
 Total = 116.0 sq m / 1248 sq ft



= Reduced headroom below 1.5m / 5'0



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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