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Fort Royal Hill, Worcester, WR5 1BY

Offers Over £500,000

- Semi Detached Period Four Storey Property
- Four Double Bedrooms
- Gas Central Heating
- Attractive Garden
- Approx 1200sq ft
- Two Reception Rooms
- Breakfast Kitchen
- Wealth of Original Features
- Driveway Offering Parking For Several Vehicles
- NO ONWARD CHAIN

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53 Fort Royal Hill, Worcester WR5 1BY

Nestled in the desirable and sought after location of Fort Royal Hill, Worcester. This charming semi detached period house spread over four floors offers a perfect blend of comfort and convenience. Boasting four spacious double bedrooms, this property is ideal for families or those seeking extra space. The well-proportioned reception rooms provide a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. EARLY VIEWING ESSENTIAL TO BE APPRECIATED.

4 1 2 D

Council Tax Band: D













LOCATION & DESCRIPTION

This property offers a perfect balance of period character, charm and modern convenience, a delightful front-facing garden enhances its curb appeal and provides a lovely outdoor space for relaxation and enjoyment. Its prime location ensures that you are just a stone's throw away from the vibrant city centre, where you can enjoy a variety of shops, restaurants, and cultural attractions.

This home is designed for practicality while maintaining a warm and inviting feel. The combination of its generous living space and prime location to local amenities makes this property a fantastic opportunity for anyone looking to settle in Worcester. Getting around is easy with Shrub Hill and Foregate Street train stations nearby giving direct access to London and Birmingham, as well as quick access to M5 junctions 6 and 7. Families will appreciate the excellent schools in the area, like Kings School, along with top local primary and high schools. There ae plenty of green spaces to enjoy to include Fort Royal, Battenhall, Diglis parks, river walks, the glorious Worcester Cathedral and the scenic Perry Wood Nature Reserve offering outdoor activities.

In summary, this semi-detached house on Fort Royal Hill is a wonderful choice for those seeking a spacious family home in a convenient location. Don't miss the chance to make this charming property your own. Access to the property is through a solid wooden door opening into:-

DINING ROOM

14'6 x 11'0 (both max)

An inviting entrance into the property with ceiling light, radiator, front facing single glazed sash window, oak flooring, useful under stairs storage cupboard and a feature fireplace with hearth, mantle over and log burning stove inset make this reception room a cosy relaxing space, alternatively open the door to enjoy the beautiful garden, seamlessly blending the outdoors with the living space.

SITTING ROOM

14'3 x 9'10

Another pleasant and relaxing reception room with ceiling light, front facing single glazed sash window, radiator and feature open fireplace with hearth.

BASEMENT/RECEPTION ROOM THREE

14'2 x 9'7 (both max)

Currently used as a third sitting room but has options to utilise in many alternative ways to suit individual requirements. Stairs lead down from the dining room, recessed ceiling lights, front facing single glazed sash window and radiator.

BREAKFAST KITCHEN

13'8 x 8'4 (both max)

A stunning light and airy space combining a kitchen with a bespoke orangery-style breakfast dining area, featuring oak flooring, a radiator, glass roof, arched single-glazed sash windows and a rear facing arched single glazed door opening directly onto a delightful courtyard/seating area. The space is flooded with natural light, complemented by recessed ceiling spotlights over the traditional-style kitchen, which comprises a range of wall, base and drawer units with roll-top granite work surface, matching splashback, a 'Belfast' style sink with mixer tap and a 'Rangemaster' with a six-burner gas hob, double oven and grill. Door to:-

UTILITY AREA

6'6 x 4'3

Ceiling light, rear facing single glazed opaque window, a wall mounted 'Worcester' boiler, plumbing for a washing machine and space for a fridge/freezer.

FIRST FLOOR LANDING

Ceiling light, useful storage cupboard, two staircases leading up to the second floor bedrooms and doors to:-

BEDROOM ONE

14'11 x 10'5

An elegant principal bedroom combining neutral tones, soft textures to create a peaceful atmosphere. Ceiling light, front facing single glazed sash window, radiator built in storage cupboards and ornamental period fireplace.

BEDROOM TWO

11'9 x 11'1

Another double bedroom with ceiling light, front facing single glazed sash window, ornamental period fireplace and radiator.

BATHROOM

10'0 x 7'5 (both max)

Ceiling light, side facing double glazed opaque window, radiator and a built in airing cupboard offering potential to convert to a separate shower. There is a three piece white suite consisting of bath with a separate hand held shower attachment on taps, wash hand basin with pedestal and low level W.C.

BEDROOM THREE

11'0 x 9'4 (both max)

Ceiling light, front facing double glazed roof window, radiator and ample storage into the eaves.

BEDROOM FOUR

10'3 x 9'6 (both max)

Ceiling light, front facing single glazed dormer window offering views towards the Malvern hills, radiator, storage cupboard and separate storage into the eaves.

OUTSIDE

To the front of the property is a gravel driveway providing ample off road parking for several vehicles. A wooden gate opens into an idyllic, very private and well established garden, stocked with an abundance of mature trees and interesting shrubs providing year round display. Designed for enjoyment and relaxation the garden offers a peaceful retreat from daily life and creates a stunning entrance to the property.

SERVICES

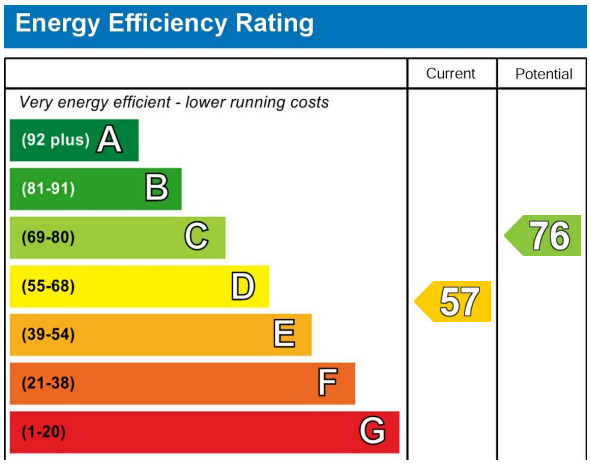
We believe all mains services are connected to the property but have not been verified by the agent.

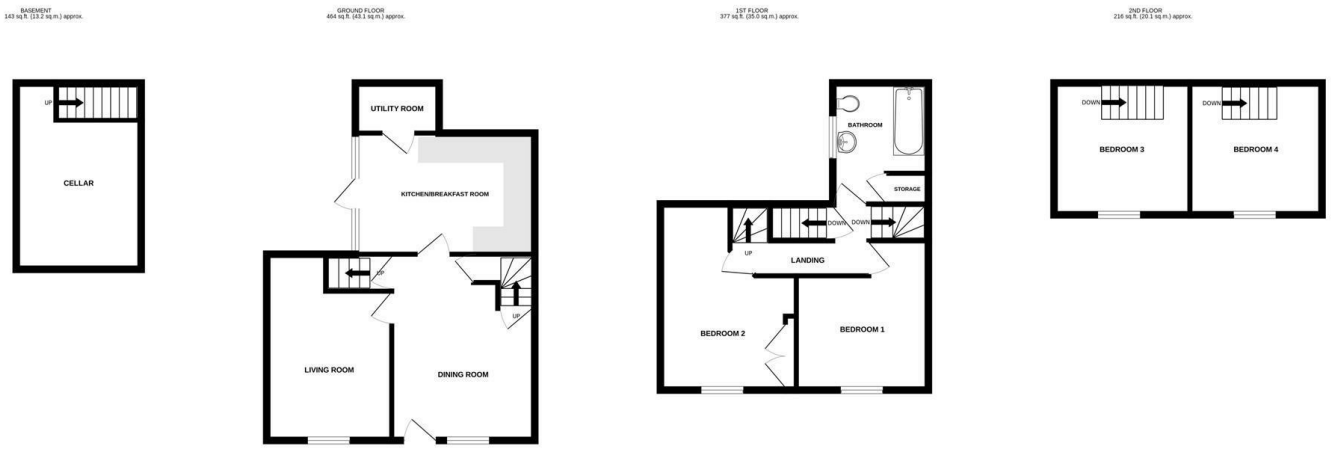


Viewings

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

EPC Rating: D





TOTAL FLOOR AREA : 1200 sq.ft. (111.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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