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## Keswick Drive, Worcester, WR4 9DS

Price Guide £240,000

- Middle Terrace
- Three Bedrooms
- Separate W.C
- Driveway Offering Off Road Parking For Two Cars
- NO CHAIN
- Two Spacious Reception Rooms
- Shower Room
- Good Size Rear Garden
- Gas Central Heating & Double Glazing
- EARLY VIEWING RECOMMENDED



# 35 Keswick Drive, Worcester WR4 9DS

Nestled in a popular and convenient location, this delightful terraced house offers a perfect blend of comfort and convenience. Spanning an impressive 1,023 square feet, the property boasts two inviting reception rooms. The well-proportioned three bedrooms provide ample space for family living.

One of the standout features of this property is the off road parking space available for two vehicles, a rare find.

With its close proximity to local amenities, schools, Worcester Royal hospital and the M5 motorway Junction 6, this home is perfectly situated for families and professionals alike. Whether you are looking to settle down or invest in a property with great potential, this terraced house on Keswick Drive is an opportunity not to be missed. Embrace the chance to make this lovely house your new home.



Council Tax Band: B





## DINING ROOM

12'0 (max) x 11'10

Access is via a composite part glazed front door opening into an open plan space ideally used as a dining area with front facing double glazed window, stairs to the first floor, radiator under stairs storage space and doors lead to:-

## LOUNGE

18'5 x 11'5

A light and airy spacious reception room with two ceiling lights, front facing double glazed window, rear facing double glazed patio door overlooking the garden, radiator and feature fireplace with hearth, mantle over and ornamental gas fire in situ.

## KITCHEN

11'10 x 9'6

Ceiling light, rear facing double glazed window, rear facing semi opaque double glazed door giving access to the rear and radiator. There are a range of wall, base and drawer units with work surface over, tiled splashback, one and a half bowl stainless steel sink with matching drainer and mixer tap, four ring gas hob with extractor fan over, built in oven and space for further appliances.

## LANDING

Ceiling light, loft hatch, cupboard housing a 'Vaillant' combi boiler and doors to:-

## BEDROOM ONE

12'5 x 11'7 (both max)

A good size principal bedroom with ceiling light, front facing double glazed window, radiator and built in walk in cupboard providing further useful storage space.

## BEDROOM TWO

12'6 x 8'10

Another double bedroom with ceiling light, front facing double glazed window, radiator and useful walk in cupboard.

## BEDROOM THREE

8'7 x 7'2

Ceiling light, rear facing double glazed window, radiator and a built in wardrobe.

## SHOWER ROOM

5'7 x 4'7

Recessed ceiling spotlights, rear facing double glazed opaque window and a chrome heated towel rail. There is a modern suite consisting of a shower cubicle with a 'Mira' shower over and wash hand basin with storage cupboards under.

## SEPARATE W.C.

5'6 x 2'7

Ceiling light, rear facing opaque double glazed window and a low level W.C.

## OUTSIDE

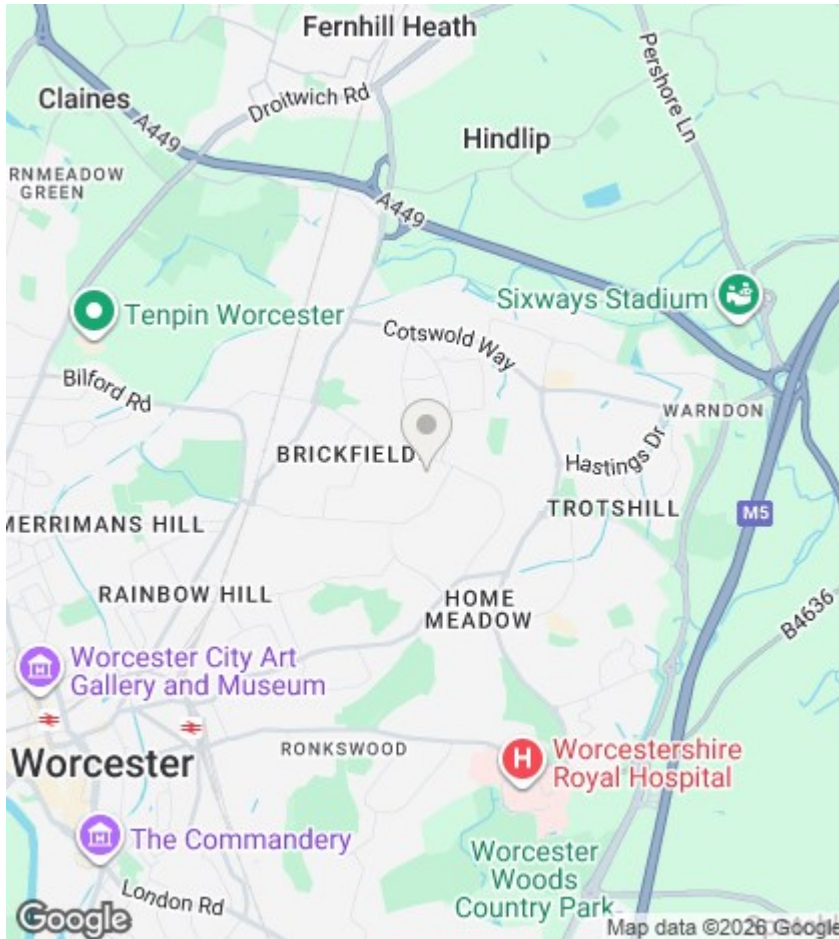
To the front of the property is a block paved driveway offering off road parking for two cars and leads to the front door.

To the rear of the property is a private and good size garden mainly laid to lawn with a slabbed seating area and borders with mature shrubs.

## SERVICES

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





## Viewings

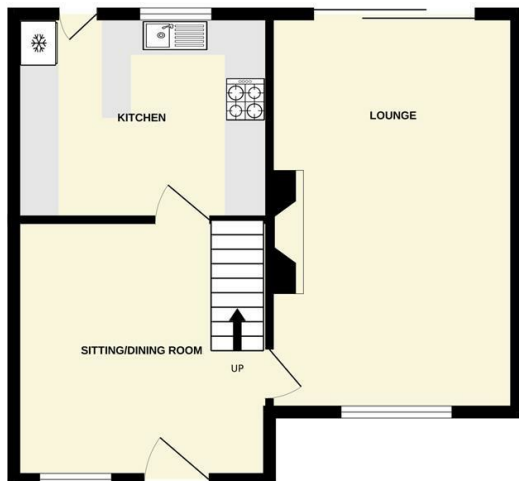
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: E

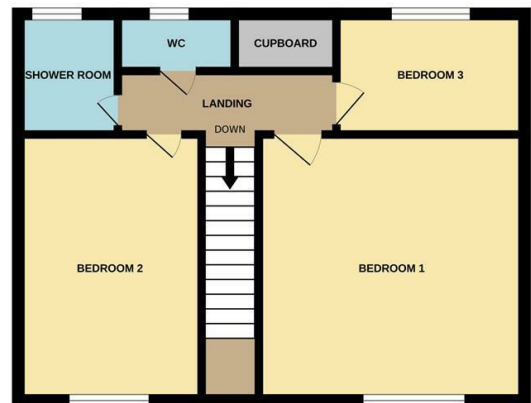
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		

GROUND FLOOR



1ST FLOOR



KESWICK DRIVE

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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