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Parkinson Wright
Estate Agents



Greenacres Road, Worcester, WR2 5EZ

Guide Price £260,000

- NO CHAIN
- TWO BATHROOMS
- FANTASTIC MODERNISATION OPPORTUNITY
- GENEROUS REAR GARDEN
- SUBSTANTIAL DRIVEWAY
- EXTENDED FOUR BEDROOM SEMI-DETACHED HOME

37 Greenacres Road, Worcester WR2 5EZ

This extended four-bedroom semi-detached home offers an exciting opportunity for buyers looking to create a home of their own. Providing more space than a typical semi, the property features generous and flexible accommodation, four bedrooms, long driveway suitable for up to five cars and an impressive rear garden, making it ideal for family living.

Currently a blank canvas, the house offers excellent scope to modernise, redesign and finish to individual taste. With the additional space already provided by the extension, there is real potential to create a stylish and practical long-term home.



Council Tax Band: C





LOCATION

Set within the popular St John's area of Worcester, Greenacres Road offers a well-connected setting with everyday amenities, independent shops, cafés and green spaces all close by. Worcester city centre is also within easy reach, making the location ideal for both family life and commuting. Nearby schools, the University of Worcester and excellent local transport links add to the convenience, while the established residential surroundings give the area a comfortable, community feel.

ENTRANCE AND HALLWAY

12'8 5'8 (max)

Entrance Porch

Providing a useful covered entrance into the property and leading through to the main hallway.

Hallway

A good-sized and welcoming hallway with large radiator, stairs rising to the first floor and access the lounge diner and rear kitchen.

KITCHEN

9'8 x 8'5

A workable kitchen with double-glazed window overlooking the rear garden, offering a range of storage and workspace together with useful additional storage beneath the stairs. An ideal space for a buyer to redesign and update to their own taste.

UTILITY / RECEPTION ROOM

18'10 x 6'0

Forming part of the property's extension, this versatile room offers considerable flexibility. Currently incorporating the boiler, radiator and plumbing for utility use, there is scope for the space to also serve as an additional reception room, home office, playroom or similar. With doors leading to both the front and rear of the property.

SITTING / DINING ROOM

22'3 x 12'0

A particularly spacious reception room with a large double-glazed front-facing window providing plenty of natural light. A gas fireplace provides a focal point to the room, while two large radiators offer effective heating. There is ample space for both living and dining furniture, with access continuing through to the conservatory.

CONSERVATORY

9'6 x 8'6

A bright and inviting additional reception space overlooking the rear garden, with double-glazed windows providing plenty of natural light. Benefiting from an electric heater, the room offers a versatile area for relaxing or informal seating.

LANDING

14'0 x 9'9 (both max)

A well-proportioned landing providing access to the first-floor accommodation, with a useful storage cupboard positioned over the stairs and a separate airing cupboard housing the hot water cylinder.

SHOWER ROOM

6'0 x 5'2

A useful additional shower room fitted with a shower enclosure, wash hand basin, bidet, WC, radiator and double-glazed window. Positioned close to the third bedroom, it provides extra convenience for a larger household and is a particularly useful feature within a four-bedroom family home.

BATHROOM

7'8 x 5'5

Fitted with a bath with shower facilities, radiator, wash hand basin, WC and rear facing double-glazed window.

BEDROOM ONE

11'0 x 10'9

A generous double bedroom positioned to the front of the property, enjoying plenty of natural light through a large double-glazed front-facing window. The room also benefits from a radiator, fitted bedroom furniture, providing useful storage while still leaving ample space for additional furnishings.

BEDROOM TWO

10'9 x 9'9

A second double bedroom offering a comfortable space. Its generous proportions make it a practical and versatile room with radiator and double-glazed window, ideally suited as a main bedroom for a family member or a comfortable guest room.

BEDROOM THREE

12'0 x 6'0

Created as part of the property's extension, this is a particularly long and versatile bedroom with sufficient space to accommodate a double bed together with additional bedroom furniture. Its position opposite the second shower room makes it especially convenient for guests, older children or anyone looking for a degree of separation from the other bedrooms. Includes a radiator and double-glazed window to the front aspect.

BEDROOM FOUR

6'9 x 6'3

A smaller bedroom, ideally suited as a child's bedroom, nursery or home office. Includes double-glazed window and radiator.

OUTSIDE AND GARAGE

Rear Garden

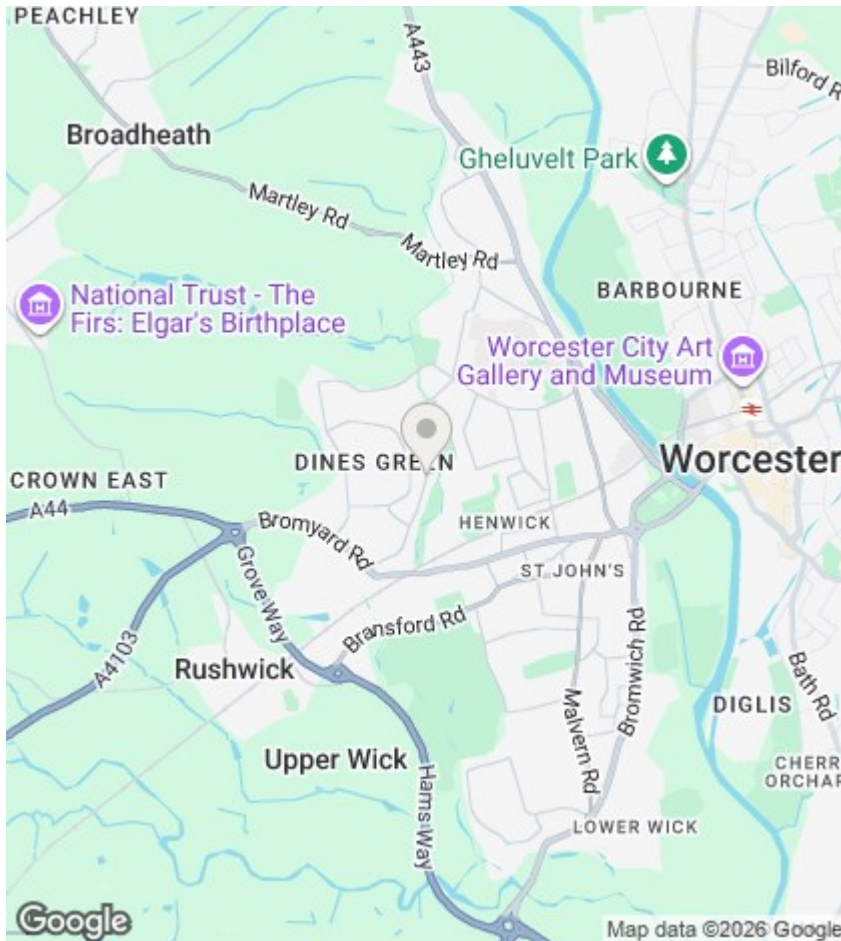
A generous and particularly long private rear garden providing plenty of outside space and considerable scope for a new owner to landscape and personalise.

Garage

A single garage positioned towards the rear of the property, perfect space for a workshop or additional storage.

SERVICES

Mains services are understood to be connected to the property, though these have not been verified by the agent.



Viewings

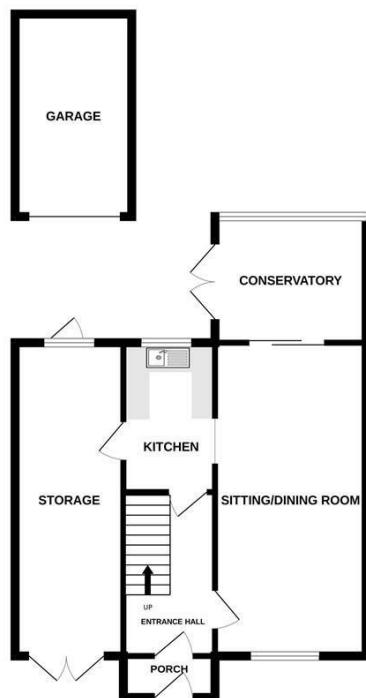
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: D

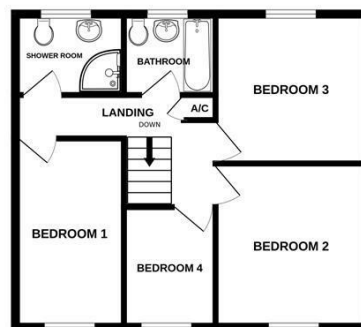
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
680 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 1157 sq.ft. (107.5 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 misstatement. 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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