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Parkinson Wright
Estate Agents



Willowslea Road, Worcester, WR3 7QP

Price Guide £350,000

- Semi Detached Property
- Lounge/Dining Room
- Conservatory
- Detached Home Office/Garden Room
- Gas Central Heating & Double Glazing
- Sought After Location
- Three Good Size Bedrooms
- South Facing Rear Garden
- Single Garage
- EARLY VIEWING RECOMMENDED

26 Willowslea Road, Worcester WR3 7QP

Nestled on the charming Willowslea Road in Worcester, this delightful three bedroom semi-detached house offers a perfect blend of comfort and convenience. The property has been well maintained throughout. This is not just a property; it is an opportunity to create lasting memories in a welcoming community. Don't miss the chance to make this charming house your new home. **EARLY VIEWING IS ESSENTIAL.**



Council Tax Band: C





LOCATION & DESCRIPTION

Situated in a prime and sought after location on the outskirts of the North of Worcester, within a couple of miles of Worcester city centre and excellent access to transport links including Junction 6 of the M5 motorway.

There are an array of good local schools, leisure facilities and shops all within walking distance. For those who appreciate the great outdoors, the location is particularly appealing. Situated close to picturesque riverside walks, residents can enjoy leisurely strolls and the beauty of nature right on their doorstep.

Access is via a UPVC double glazed door opening into:-

ENTRANCE HALL

Recessed ceiling spotlights, side facing double glazed window, radiator and doors to:-

CLOAKROOM

7'2 x 2'3

Recessed ceiling spotlights, front facing opaque double glazed window, wash hand basin with storage cupboards under and a low level W.C.

RECEPTION HALL

7'11 x 3'10

Ceiling light, radiator, stairs to the first floor, useful understairs storage cupboard and door to:-

LOUNGE/DINING ROOM

23 x 11'3 (max)

A spacious, light and airy reception room combining lounge and dining areas, recessed ceiling spotlights, front facing double glazed window with feature 'Thomas Sanderson' shutter blinds insitu, rear facing double glazed bi-fold doors opening directly into the conservatory, two wall mounted radiators, a feature fireplace with an attractive electric fire inset, 'Karndean' flooring and door to:-

KITCHEN

9'11" x 8'7"

Recessed ceiling spotlights, rear facing double glazed window and a side facing part double glazed opaque door gives a separate access to the rear. The kitchen consists of a range of wall, base and drawer units with work surface over, one and a half bowl sink, matching drainer, mixer tap, four ring 'Neff' ceramic hob with extractor fan over, 'Neff' double oven, integrated under counter fridge and a useful understairs storage cupboard suitable to house a single chest freezer.

CONSERVATORY

9'4 x 9'0

Accessed from the dining area via bi-fold doors. There is an opaque roof, rear and side facing double glazed windows and French doors opening onto the patio.

LANDING

9'2 x 7'5

Ceiling light, side facing double glazed window, loft access, cupboard housing a 'Worcester' combi boiler and doors to:-

BEDROOM ONE

12'0 x 9'11

A good size principal bedroom with ceiling light, front facing double glazed window, radiator and a range of built in wardrobes split into hanging space, shelving and storage baskets.

BEDROOM TWO

10'11 x 9'0

Another double bedroom with ceiling light, rear facing double glazed window and radiator.

BEDROOM THREE

7'10 x 7'6

A good size single bedroom with ceiling light, front facing double glazed window and radiator.

BATHROOM

6'4 x 5'5

Rear facing opaque double glazed window and a chrome heated towel rail. There is a three piece modern suite consisting of a double walk in cubicle, a chrome thermostatic mixer shower with shower head, hand shower attachment and telescopic riser rail, vanity unit with cupboards under combining basin and W.C unit.

OUTSIDE

To the front of the property is a low maintenance blocked paved driveway providing ample off road parking and leads to the front door. There is side pedestrian access to the garage and rear of the property.

To the rear of the property is a private, well maintained and established, south facing garden with an initial slabbed seating area, steps lead down to a slab and gravel path, there is a lawned area, attractive planted borders with a range of mature shrubs and trees, garden lighting creates a relaxing atmosphere for evening use.

DETACHED GARAGE

16'6 x 8'7

With up and over door, light and power.

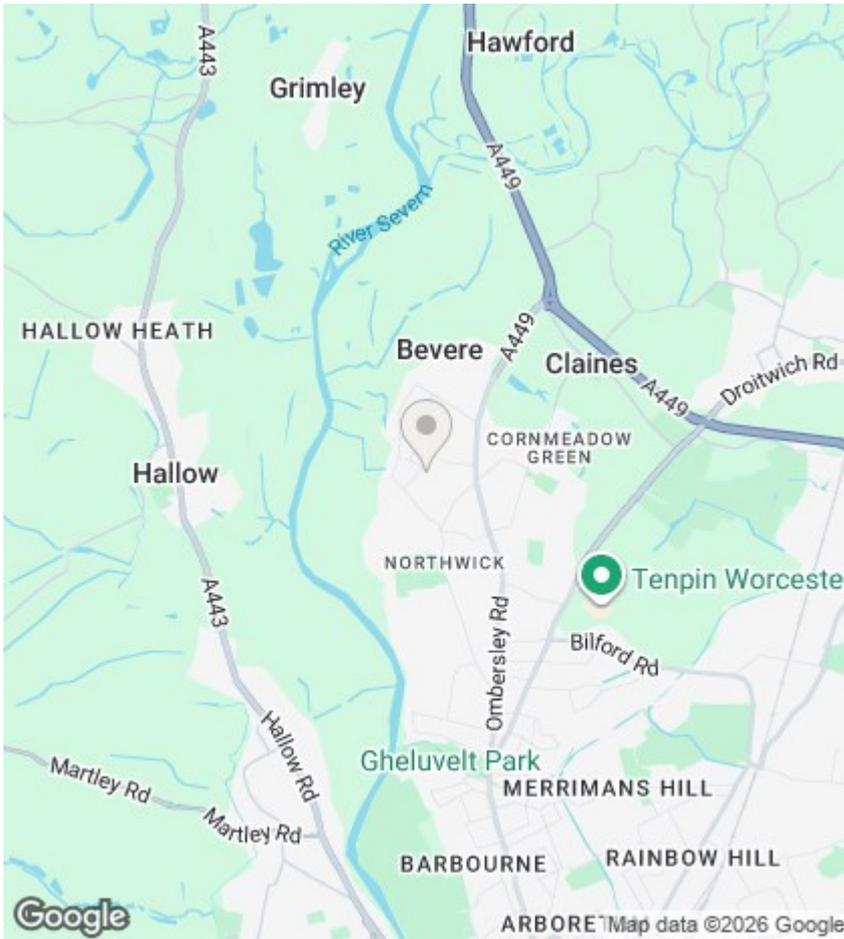
DETACHED GARDEN ROOM

11'6 x 9'3

A detached and spacious garden room currently adapted as a home office, ceiling lights, click lock flooring, double glazed French door overlooking the garden, wall mounted electric heater, internet connection and outside lighting.

SERVICES

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



Viewings

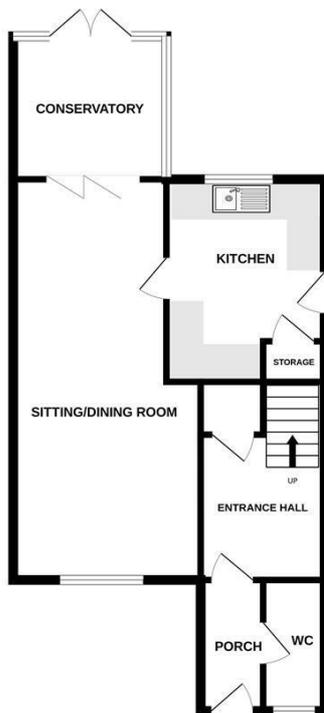
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: C

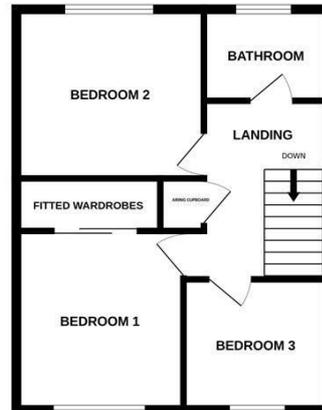
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 1046 sq.ft. (97.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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