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## Willowslea Road, Worcester, WR3 7QP

Price Guide £350,000

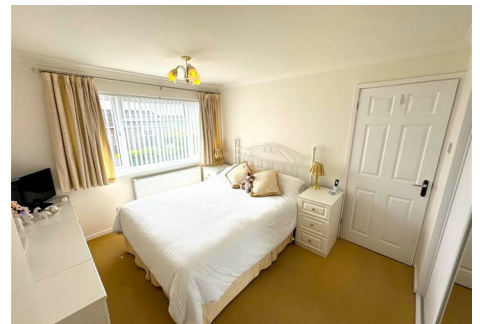
- Substantial Semi Detached Property
- Kitchen
- Downstairs Shower Room
- Family Bathroom
- Gas Central Heating & Double Glazing
- Lounge/Dining Room
- Utility
- Three Good Size Bedrooms
- Garage
- OFFERED WITH NO ONWARD CHAIN

# 17 Willowslea Road, Worcester WR3 7QP

Nestled on the charming and popular Willowslea Road, this delightful, well presented semi-detached house offers a perfect blend of comfort and convenience. **EARLY VIEWING ESSENTIAL TO BE APPRECIATED.**

 3  2  1  C

Council Tax Band: C





## LOCATION & DESCRIPTION

Nestled on the charming Willowslea Road in Worcester and situated in a prime and sought after location on the outskirts of the north of Worcester, within a couple of miles of the city centre and excellent access to transport links including Junction 6 of the 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, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The thoughtful design of the property provides ample living space, making it a wonderful place to create lasting memories.

One of the features of this home is the generous parking provision, accommodating up to three vehicles.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for those who value community living. This semi-detached house on Willowslea Road is a fantastic opportunity not to be missed.

A double glazed composite front door opens into:-

## RECEPTION HALL

Two ceiling lights, radiator, two useful understairs cupboards, stairs to the first floor and doors to:-

## LOUNGE/DINING ROOM

23'6 x 11'5 9max)

A light and airy open plan reception room combines lounge and dining areas and leads to the kitchen creating a flowing layout. Two ceiling lights, two radiators, front facing double glazed window, rear facing double glazed patio doors and a feature fireplace with matching hearth, mantle over and an ornamental electric fire inset. Door to:-

## KITCHEN

9'9 x 8'7

A modern and contemporary kitchen with recessed ceiling lights, rear facing double glazed window and radiator. There are a range of wall, base and drawer units, roll top work surface over, matching splashback, stainless steel sink with matching drainer and mixer tap, four ring electric hob with extractor fan over, built in double oven and space for an under counter fridge and dish washer. An archway opens directly into:-

## UTILITY AREA

11'9 x 7'1 (max)

Recessed ceiling lights, radiator, a wall mounted 'Worcester' boiler, a rear facing double glazed window and double glazed door open directly onto the patio area of the garden. There are wall and base units, stainless steel sink with matching drainer and mixer tap and space for a washing machine and tumble dryer. Doors to:-

## SHOWER ROOM

4'11 x 4'1

Conveniently situated off the utility area with ceiling light, extractor fan, and radiator. There is a three piece white suite consisting of a shower cubicle with fitted electric shower head attachment over, wash hand basin and a low level W.C.

## LANDING

Ceiling light, side facing opaque double glazed window, loft access, airing cupboard offering storage space and doors to:-

## BEDROOM ONE

13'1 x 10'0 (into wardrobe)

A light and airy, good size, well proportioned principal bedroom with ceiling light, radiator and front facing double glazed window with far reaching views towards the Malvern Hills. There are a range of fitted wardrobes inset offering hanging and shelving space.

## BEDROOM TWO

10'10 x 10'1 (into wardrobe)

Another double bedroom with ceiling light, rear facing double glazed window, radiator and a range of built in wardrobes offering hanging rails and drawer space.

## BEDROOM THREE

7'11 x 7'6

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

## BATHROOM

6'5 x 6'2

Ceiling light, rear facing opaque double glazed window and radiator. There is a white three piece suite consisting of bath with fitted direct feed power shower attachment over, wash hand basin and a low level W.C.

## GARAGE

12'9 x 7'9 (max)

Accessed from the utility area a single garage suitable for a small car or alternatively a fantastic storage space with an up and over door, light and power.

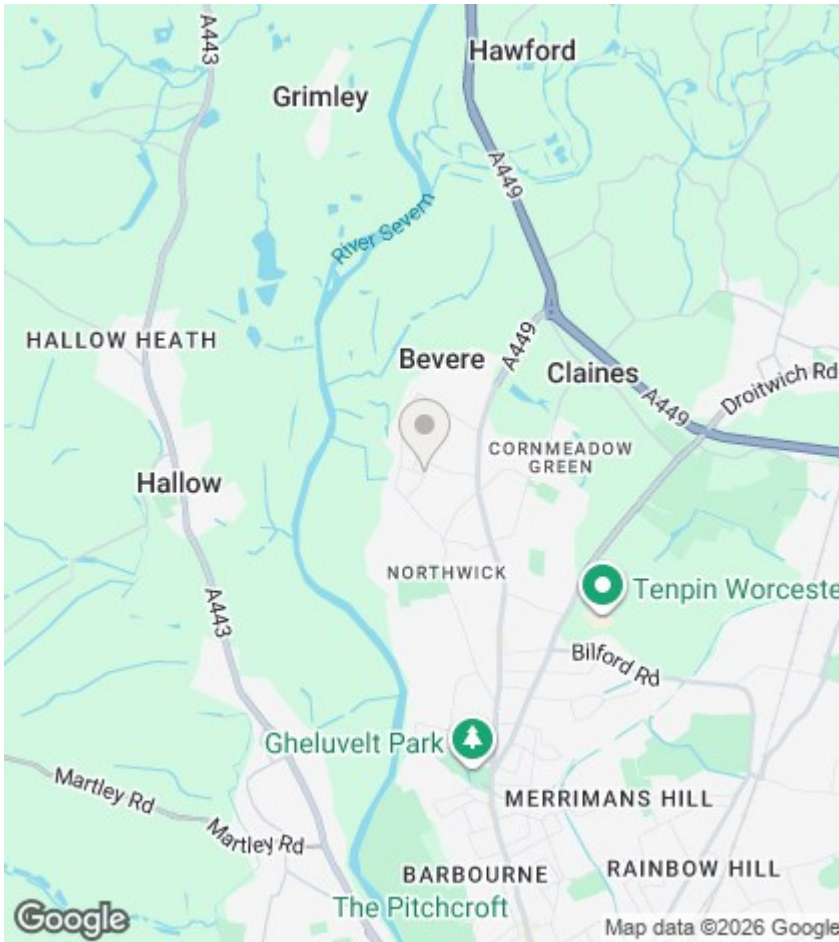
## OUTSIDE

To the front of the property is a block paved driveway offering off road parking for up to three cars.

To the rear of the property is a low maintenance, well established and private garden with an initial slabbed patio area, lawn and borders with a range of mature shrubs and trees.

## SERVICES

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



## Viewings

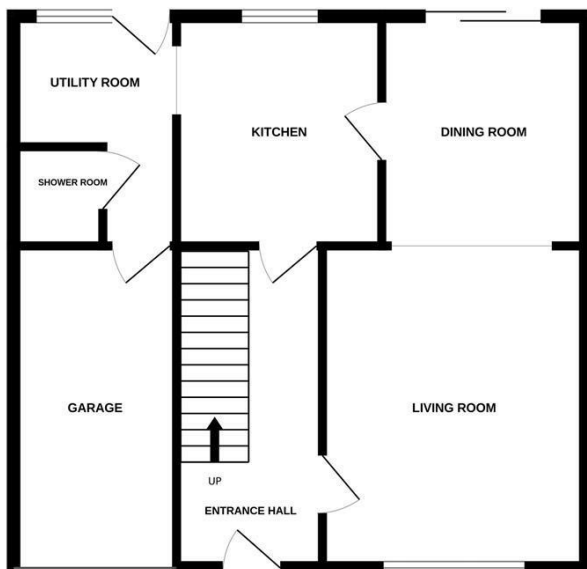
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: C

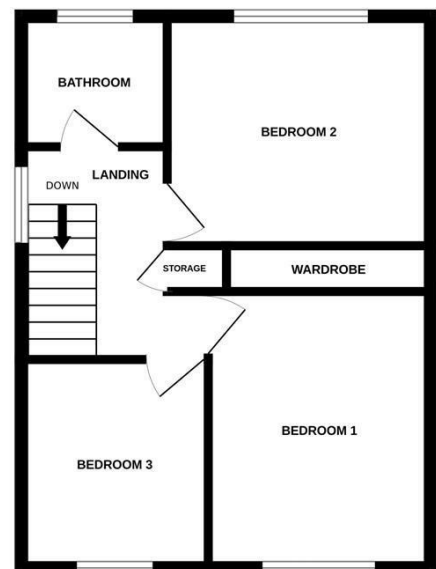
### Energy Efficiency Rating

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>70</b> | <b>79</b> |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |

GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1020 sq.ft. (94.7 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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