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**Parkinson Wright**  
**Estate Agents**



## Comer Road, Worcester, WR2 5JD

Price Guide £260,000

- Semi Detached Property
- Three Bedrooms
- Garage & Driveway
- Sought After Location
- MODERNISATION OPPORTUNITY
- Two Reception Rooms
- Front & Rear Gardens
- Gas Central Heating & Double Glazing
- Excellent City Centre Access
- NO ONWARD CHAIN

# 142 Comer Road, Worcester WR2 5JD

An exciting opportunity to acquire this traditional semi detached property situated in a convenient location within St Johns. PERFECT FIRST TIME/INVESTMENT PURCHASE. EARLY VIEWING RECOMMENDED.

 3  1  2  D

Council Tax Band: C





## LOCATION & DESCRIPTION

Situated in an extremely convenient location within the desirable area of St Johns which has excellent access to transport links and Worcester city centre. There are a variety of amenities locally including shops, schools, the university and leisure centre facilities. The property is a well proportioned home offering an exciting opportunity to modernise. Access is via a double glazed opaque door opening into:-

## ENTRANCE PROCH

A UPVC door opens into:-

## RECEPTION HALL

Ceiling light, side facing opaque double glazed window, radiator, useful understairs cupboard, stairs to the first floor and doors to:-

## LOUNGE

12'10 (into bay) x 10'11

A light and airy open plan space combining lounge and dining areas with ceiling light, front facing double glazed bay window allowing plenty of natural light, radiator and fireplace with matching hearth and mantle over and electric fire inset.

## DINING AREA

10'0 x 10'10

Ceiling light, rear facing single glazed door with two matching side panels overlook the garden, radiator and feature fireplace with matching mantle over.

## SUN ROOM

A useful space overlooking the garden and accessed from the dining area. Offers potential to extend to create additional living accommodation or further adaption for a conservatory.

## KITCHEN

10'5 x 5'11

Ceiling light, side facing double glazed window, side facing semi opaque double glazed door gives access to the rear and a useful walk in understairs cupboard. There are a range of wall, base and drawer units, roll top work surface over, one and a half bowl stainless steel sink with matching drainer and mixer tap, wall mounted combi boiler and space for appliances.

## LANDING

Ceiling light, side facing double glazed window, loft access with ladder, light, boarded for storage and doors to:-

## BEDROOM ONE

13'4 (into bay) x 10'11

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

## BEDROOM TWO

10'2 x 7'10

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

## BEDROOM THREE

7'3 x 6'1

Ceiling light, front facing double glazed window and radiator.

## BATHROOM

6'0 x 6'0

Ceiling light, rear facing opaque double glazed window and radiator. There is a three piece white suite consisting of shower cubicle with shower head over, wash hand basin with cupboards under and a low level W.C.

## GARAGE

20'6 x 12'4

A good size garage offering the facility to use as a hobby room or workshop with up and over door, light, water and power. There is a separate side facing door that gives pedestrian access from the garden.

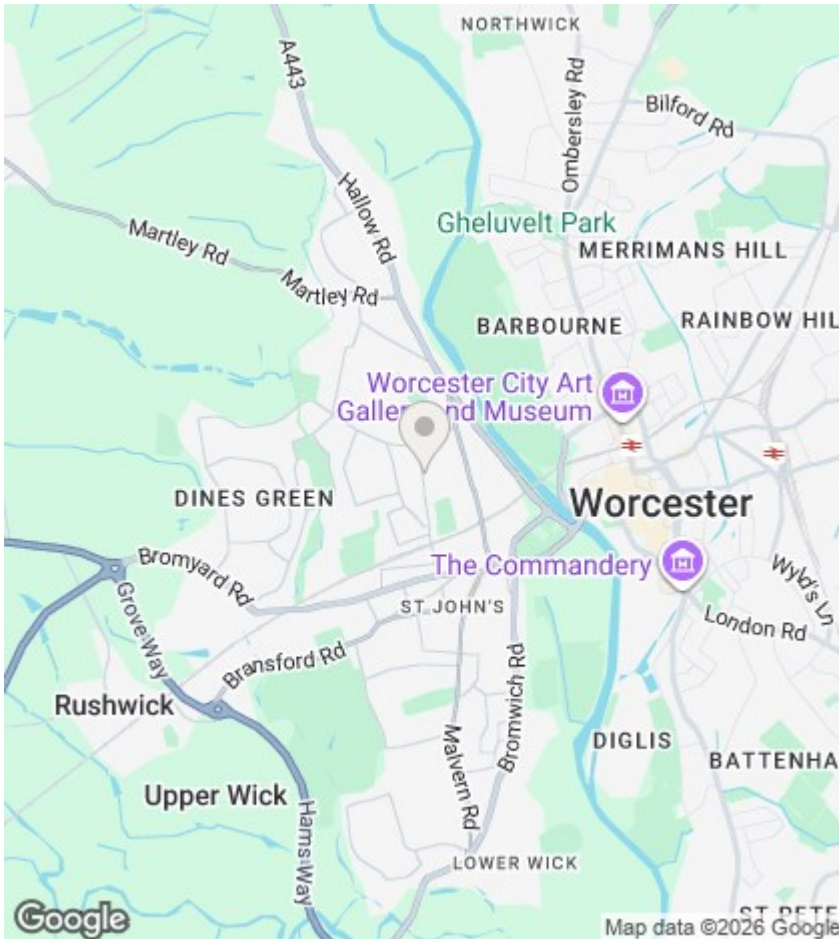
## OUTSIDE

To the front of the property is a lawn fore garden, a slabbed driveway offering off road parking and leads to a side facing door which gives pedestrian access under a covered walkway to the rear garden.

To the rear of the property is a private and enclosed garden with lawn, slabbed patio, metal shed in situ and pedestrian access to the garage is via a wooden door. There is a slabbed area providing further off road parking and wooden gates open to an access road which offers a separate access into the property.

## SERVICES

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



## Viewings

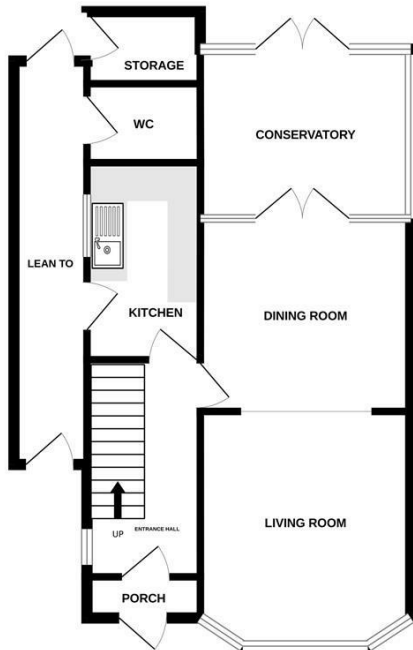
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: D

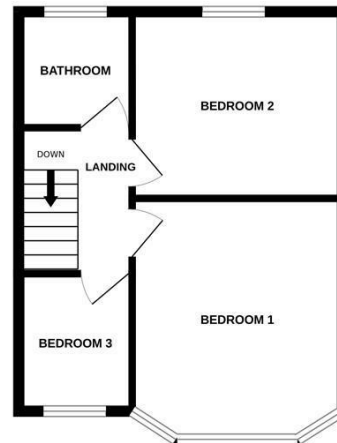
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

GROUND FLOOR  
615 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 986 sq.ft. (91.6 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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