

London Road | | Worcester | WR5 2DY

£1,800 Per Month

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ESTATE AGENTS

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Nestled on the bustling London Road in Worcester, this charming house presents an excellent opportunity for families seeking a spacious and comfortable home. With five well-proportioned bedrooms, there is ample room for everyone to enjoy their own private space. The property boasts two inviting reception rooms, perfect for entertaining guests or simply relaxing with loved ones & no onward chain.

The layout of the house is both practical and appealing, making it an ideal choice for those who appreciate a blend of functionality and style. The single bathroom is conveniently located, catering to the needs of a busy household.

Worcester is known for its rich history and vibrant community, and this property is ideally situated to take advantage of all that the area has to offer. Local amenities, schools, and parks are within easy reach, ensuring that daily life is both convenient and enjoyable.

- 5 spacious bedrooms
- Charming cellar space
- Close to local amenities
- Ideal family home
- 2 cosy reception rooms
- Located on London Road
- Easy access to transport
- Viewing recommended

Entrance Hall
The entrance hall is bright and welcoming, featuring a large front door with decorative glass panels and a staircase with white-painted balustrades leading to the upper floors. Neutral carpeting and white walls with mouldings create a fresh and airy first impression.

Living Room
15'5" x 13'10" (4.7m x 4.2m)
The living room is a spacious and bright room featuring a large bay window adorned with white shutters that flood the space with natural light. The room is finished in a crisp white, with neutral carpeting underfoot and clean moulding along the ceiling, creating a fresh and inviting atmosphere.

Kitchen
12'4" x 11'6" (3.8m x 3.5m)
The kitchen is modern and stylish, fitted with sleek white cabinets topped by dark countertops that offer ample workspace. Integrated appliances include an oven and a microwave, with a freestanding fridge positioned to the side. The flooring is a wood-effect laminate which complements the clean, bright white walls and ceiling. A door leads out to the orangery, enhancing the sense of openness.

















Dining & Living
19'11" x 10'6" (6.1m x 3.2m)
The dining and living area is generously proportioned, with a neutral carpet and white walls that create a bright, airy feel. A ceiling fan adds comfort and a door opens to the kitchen, facilitating easy serving and a smooth flow of movement through the ground floor.

Orangery
13'0" x 6'6" (4.0m x 2.0m)
The orangery is a peaceful extension to the home with a light-coloured carpet and a translucent roof that allows natural light to flood in. White plantation shutters on the windows provide privacy while still letting light through. The orangery connects seamlessly to the dining and living area, making it an ideal space for casual dining or relaxing.

Ground Floor WC
The ground floor WC is fitted with a pedestal basin and WC, finished in white with light tiled floors and walls, conveniently located near the living spaces.

Cellar
13'8" x 12'10" (4.2m x 3.9m)
The cellar is a practical, spacious basement room with exposed brick walls and a tiled stone floor. It offers significant storage or workshop potential and is accessed via stairs from the ground floor.

First Floor Landing
The landing on the first floor is a simple, well-lit area with carpet, white walls and access to the staircase.

Bedroom 1
13'10" x 12'10" (4.2m x 3.9m)
The bedroom on the first floor towards the front is spacious and bright with a large window and neutral décor, fitted with carpet and white walls. It provides a restful space with ample room for furniture.

Bedroom 2
This very large first floor bedroom is bright and compact, featuring a window and neutral carpeting. It is an ideal space for a child's bedroom or study and offers enough room for essential furniture.

First Floor WC
The first floor WC is a practical, compact room with a white WC and wash basin, neatly finished and easily accessible from the bedrooms.

Bathroom
The family bathroom is located on the first floor, featuring a white suite with a panelled bath, separate shower cubicle, wash basin and WC. The room is well lit by a skylight and finished with a light-coloured wood-effect floor.

Bedroom 3
13'3" x 12'5" (4.0m x 3.8m)
The second floor bedroom is well-proportioned with a large window and neutral décor. The soft carpeting and fresh white walls give the room a calm and airy feel.

Bedroom 4/Study
8'4" x 6'10" (2.5m x 2.1m)
This second floor bedroom/study is a cosy, bright space with a window and neutral décor. It is suitable as a smaller bedroom or study, with white walls and carpeted floors.











Bedroom 5
13'10" x 13'3" (4.2m x 4.0m)
The bedroom on the second floor is a good-sized and naturally light room with carpeted floors and white walls, creating a comfortable living space with a window that lets in plenty of daylight.

Second Floor Landing
The landing on the second floor is bright and airy with natural light from a window and white walls with neutral carpeting. It provides access to the bedrooms on this level.

Garage
16'6" x 9'3" (5.0m x 2.8m)
The garage is a secure space with brick walls and a concrete floor, accessed by wooden gates. It offers ample room for parking a vehicle and additional storage, with space for seating or workbenches as shown.

Rear Courtyard
The property benefits from a private rear courtyard with access via the rear of the property. Perfect for additional parking or maintenance free courtyard space.

Holding Deposit & Checks
A holding deposit will be required to reserve the property once an offer is agreed. This secures the property while referencing and paperwork are completed and will be deducted from the first month's rent or tenancy deposit, subject to agreement. The holding deposit may be retained if an applicant withdraws, provides false or misleading information, fails a Right to Rent check, or does not take reasonable steps to enter into the tenancy.
All applicants will be required to complete Right to Rent, identity, and Anti–Money Laundering (AML) checks in line with current legislation.

Right to Rent checks will be completed in line with current UK legislation.

In line with Anti-Money Laundering regulations, all prospective tenants will be required to provide identification and proof of address during the application process. We may also carry out referencing and credit checks as part of our due diligence.

Listing Disclaimer
These particulars are intended as a general guide only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no guarantee or warranty is given and all details should be independently verified by any interested party. Measurements, floorplans, descriptions, and photographs are provided for guidance purposes only and may not be to scale.
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Prospective buyers/tenants are advised to carry out their own inspections, surveys, and due diligence before proceeding.





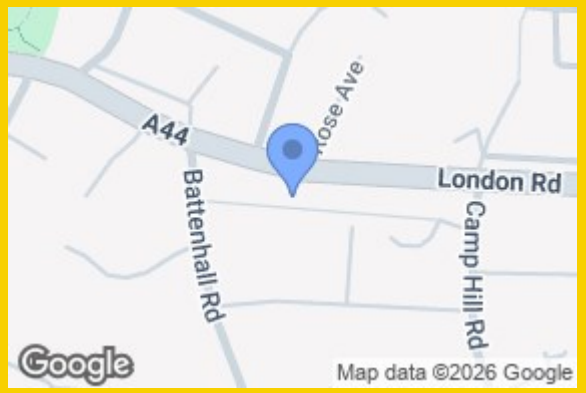










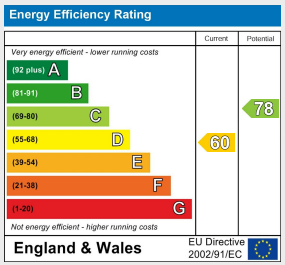




TOTAL FLOOR AREA : 2249 sq.ft. (208.9 sq.m.) approx.

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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Council Tax Band **C** EPC Rating **D**



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