



**5 Goodwood Avenue, Worcester**  
Worcester

Offers Over **£375,000**

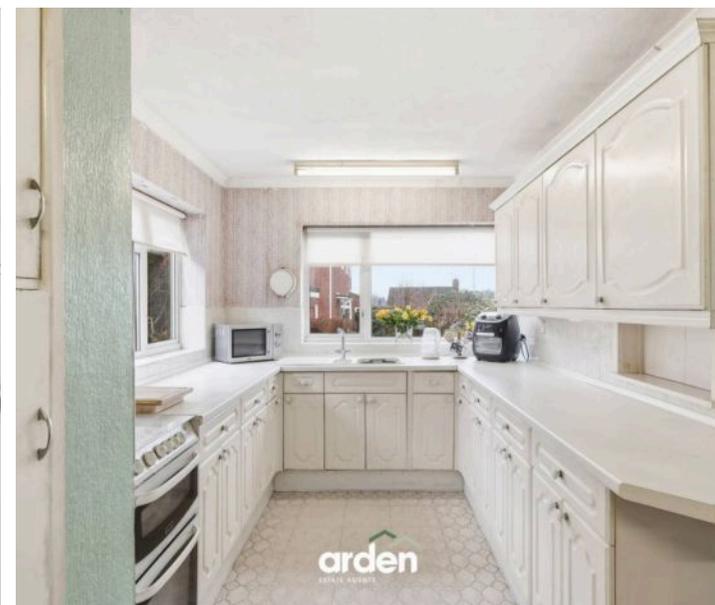
# 5 Goodwood Avenue

Worcester, Worcester

Council Tax band: D

Tenure: Freehold

- Offered With No Onward Chain
- Highly Sought-After Battenhall Location, Within Easy Walking Distance Of The City Centre
- Link-Detached Family Home Offering Excellent Scope For Improvement.
- Set On A Generous Corner Plot Providing Attractive Outdoor Space
- Garage With Additional Off-Road Parking
- Convenient Ground Floor WC





This end-of-chain, link-detached home comes to the market in the popular Battenhall area and is set on a generous corner plot. The property offers three bedrooms, a front-to-back living/dining room, kitchen, garage, and off-road parking.

On entering the property, a porch leads through to the hallway, which provides access to the ground floor.

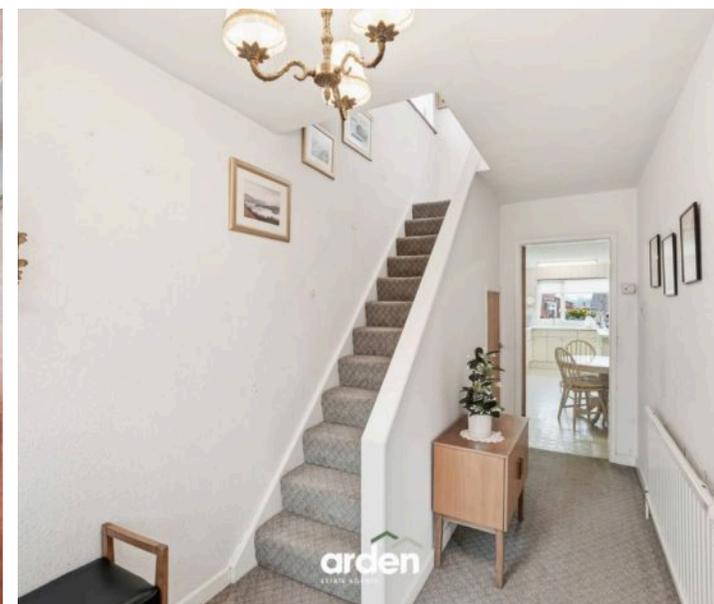
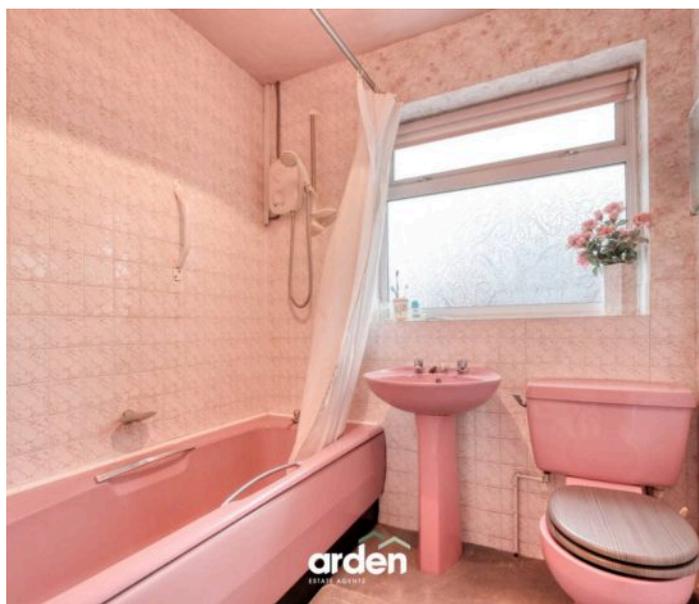
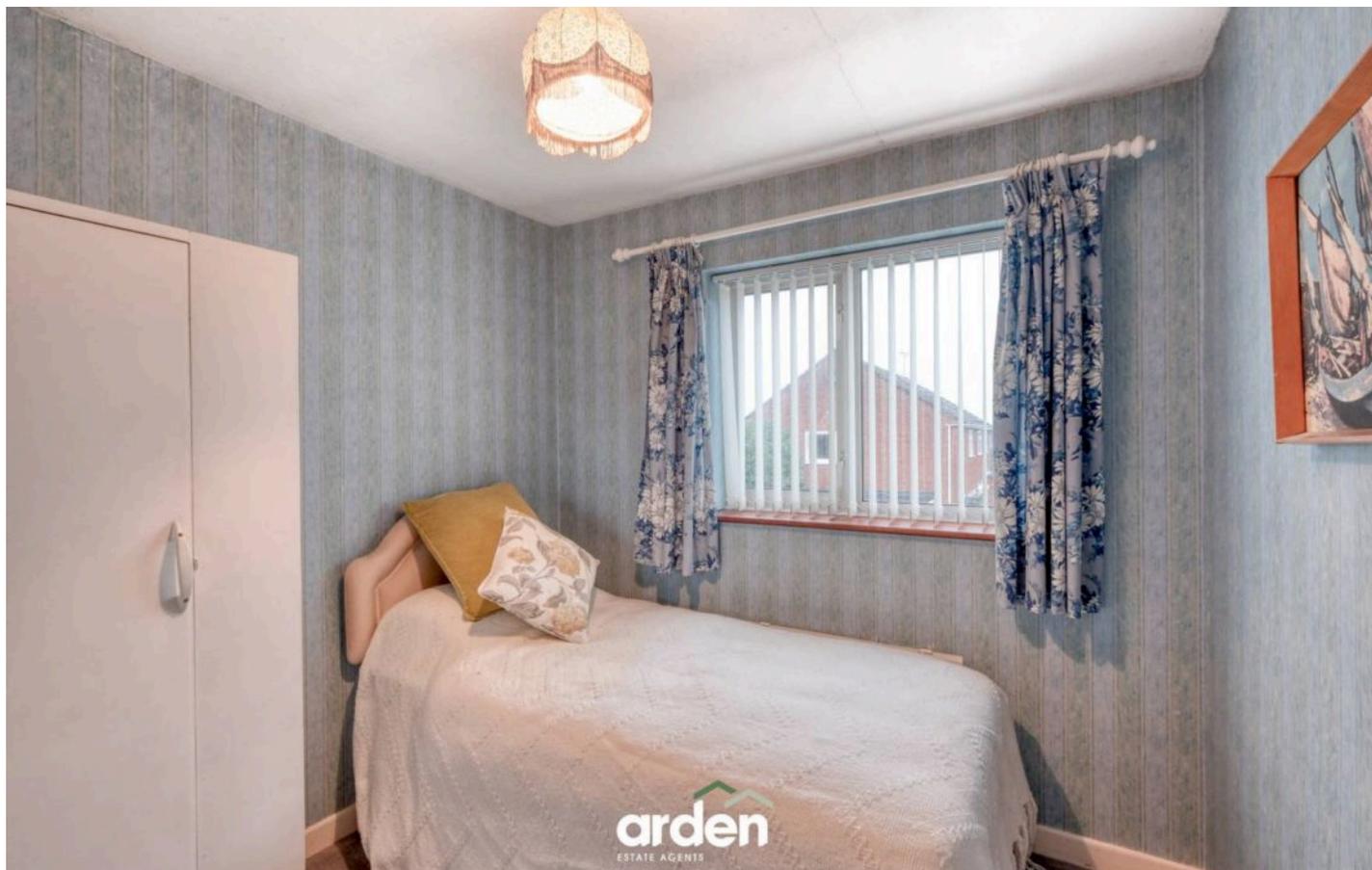
The living/dining room is a generous size, spanning from the front of the home to the rear. It is filled with characterful features, including a serving hatch, ceiling roses, and a feature fireplace. The dining area benefits from sliding doors opening onto the rear garden, creating a great indoor - outdoor flow.

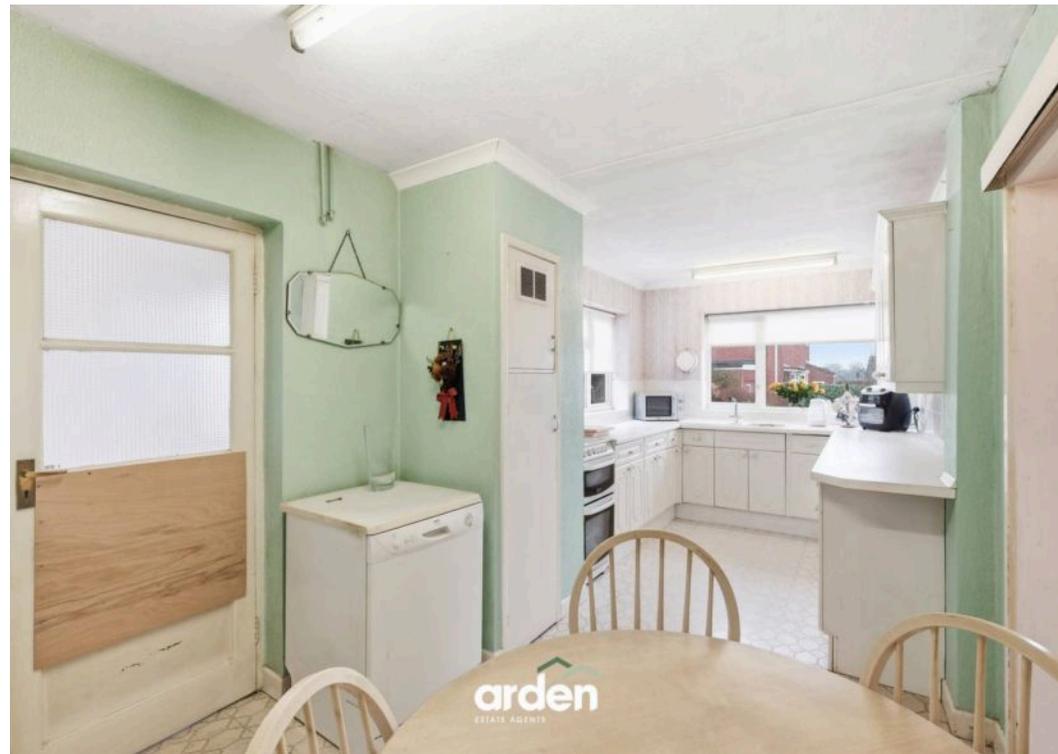
The kitchen, adjacent to the dining room, offers a range of base and eye-level units, a breakfast area, and enjoys dual-aspect windows, making it a bright space. The kitchen also provides access to the downstairs WC, the rear garden and the garage.

Upstairs, the property boasts three bedrooms, a useful airing cupboard, and a family bathroom. The main bedroom benefits from fitted double wardrobes, offering excellent storage.

Externally, the property features a private wrap-around garden, mainly laid to lawn with mature hedging. There is also direct access to the garage from the garden and a hard-standing area, great for a caravan or motorhome.

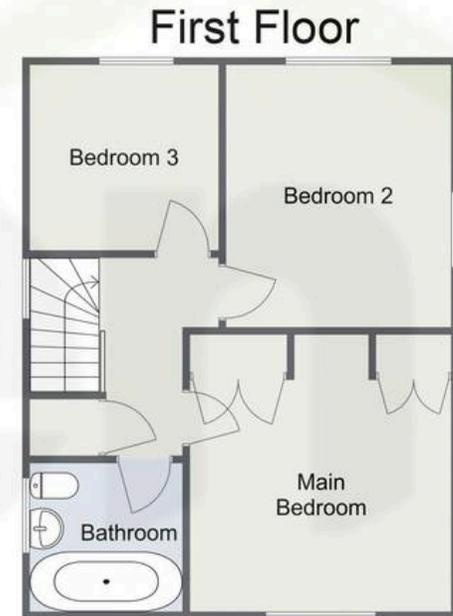
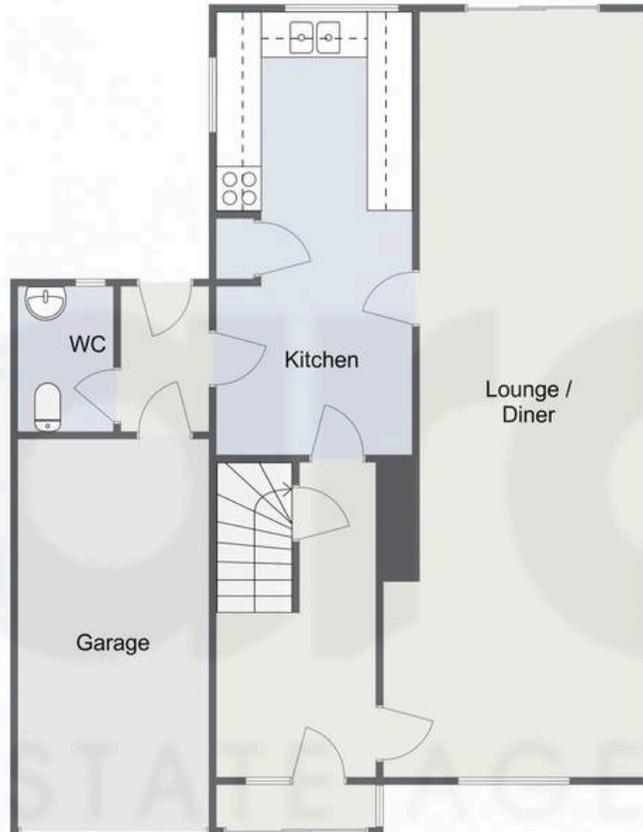
**Location:** This home is located in the highly sought-after area of Battenhall. There are numerous local amenities, including Waitrose, along with ease of access to the City. The M5 (Jct 7) Motorway is also nearby. There are also local primary and high schools, as well as access to Worcester Countryside Centre.





# Goodwood Avenue, Worcester

## Ground Floor



Total Area Approx  
(Incl Garage)  
119.6 Sq M  
1287.4 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.



## Arden Estates

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