



13 Shrubbery Road, Worcester

Worcester

£285,000

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Worcester, Worcester

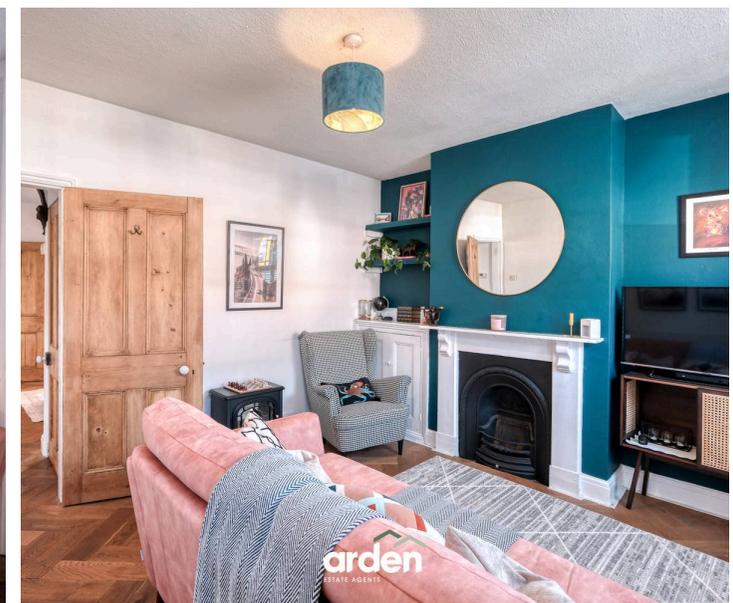
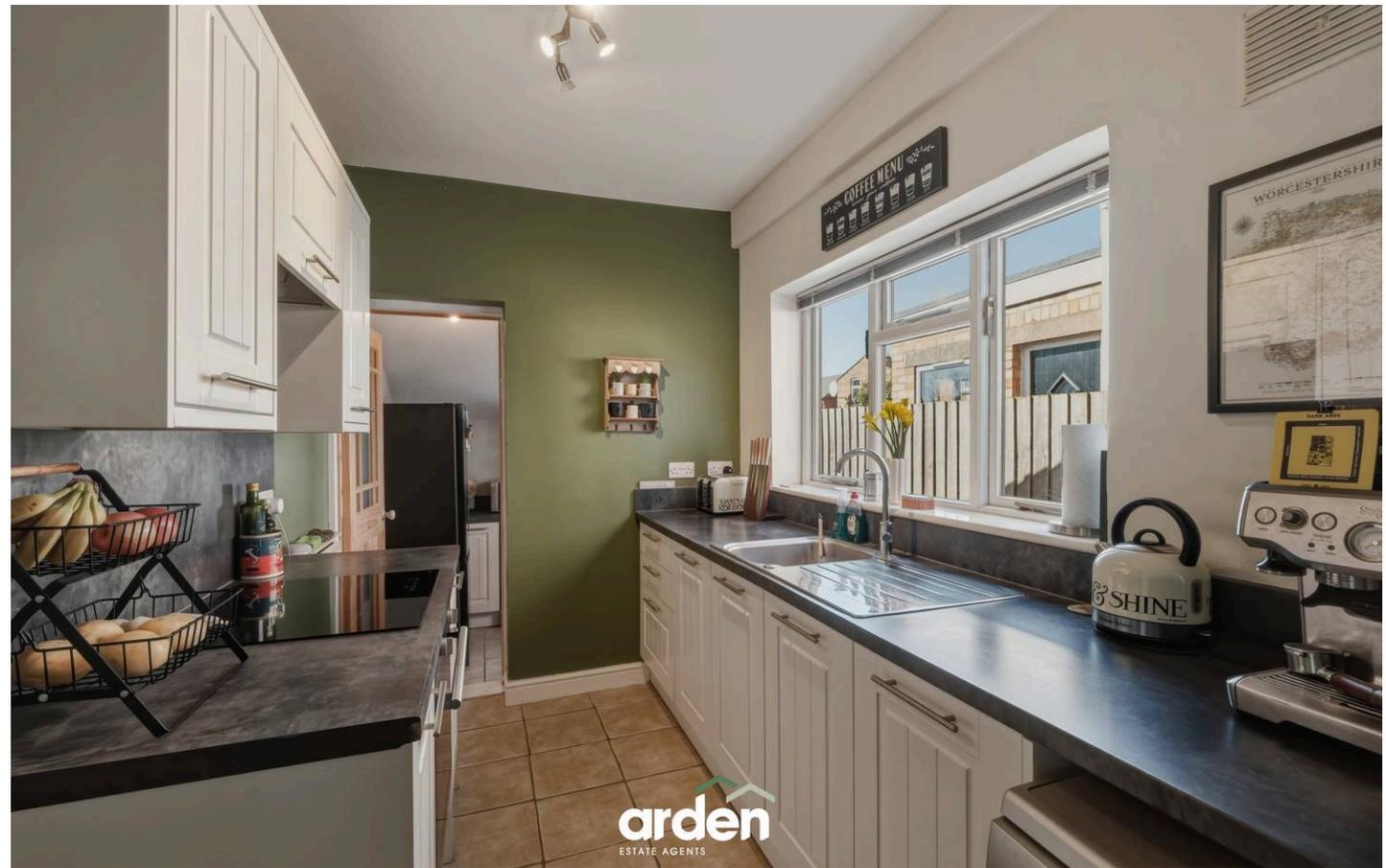
Council Tax band: B

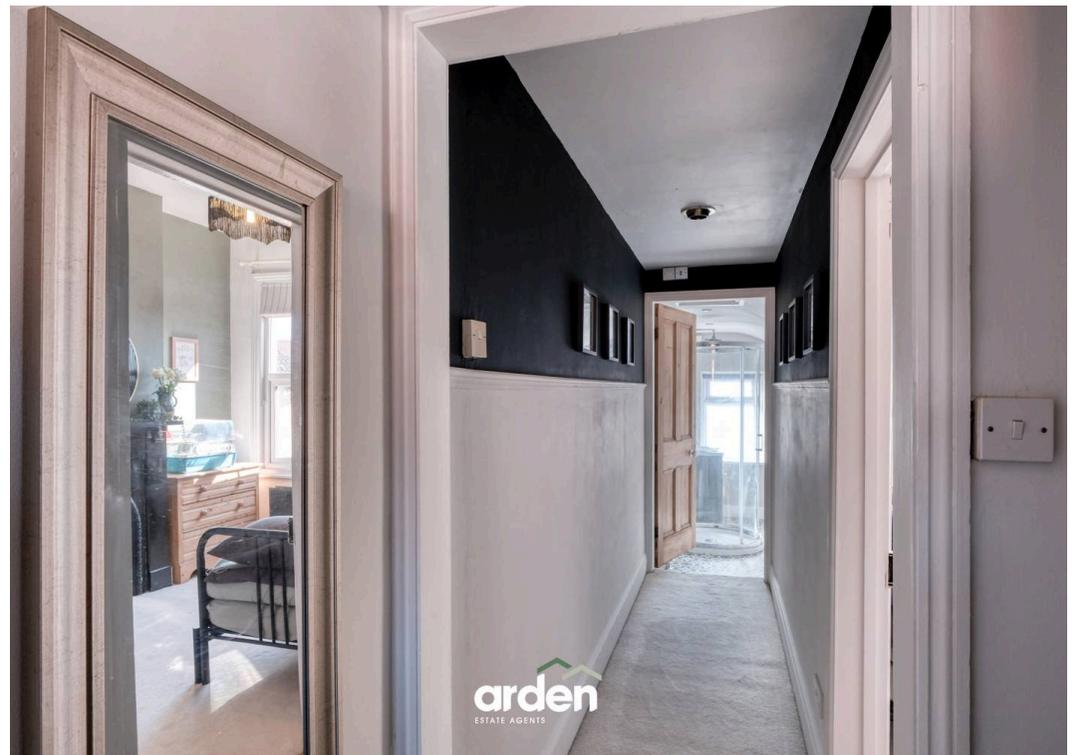
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Victorian Terraced Home - Located On A Victorian Lined Street
- Close To River Walks & The City Centre
- Permit Parking Available
- Characterful Features Throughout
- Two Double Bedrooms & Modern Family Bathroom
- Useful Utility Room





Situated on the ever-popular Shrubbery Road, this well-proportioned property offers spacious rooms and character features. It is located in a highly sought-after area, within walking distance of the city centre and Gheluvelt Park, which leads onto Pitchcroft Racecourse and beautiful river walks. The property briefly comprises a lounge, dining room, kitchen, utility, two double bedrooms, and a bathroom. It further benefits from gas central heating, double glazing, a rear garden, and permit parking.

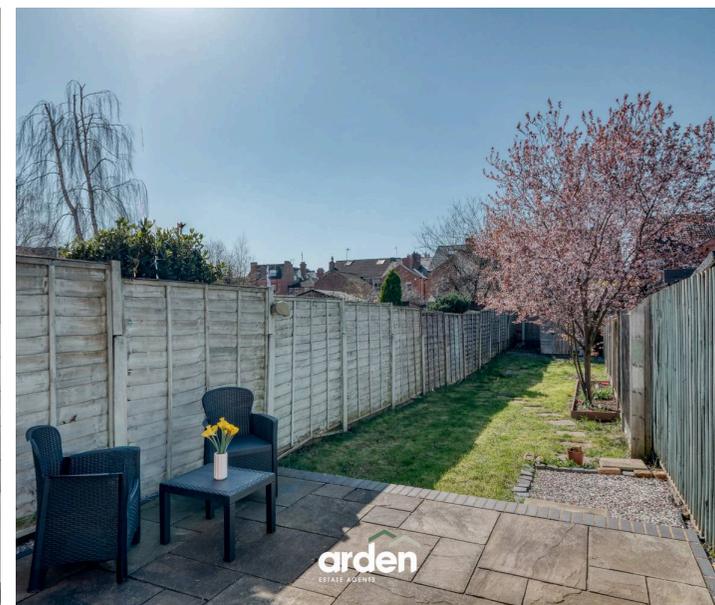
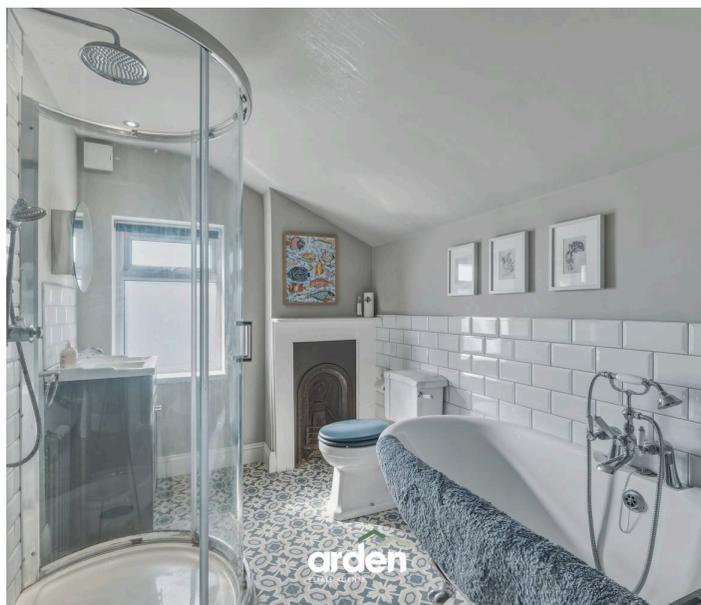
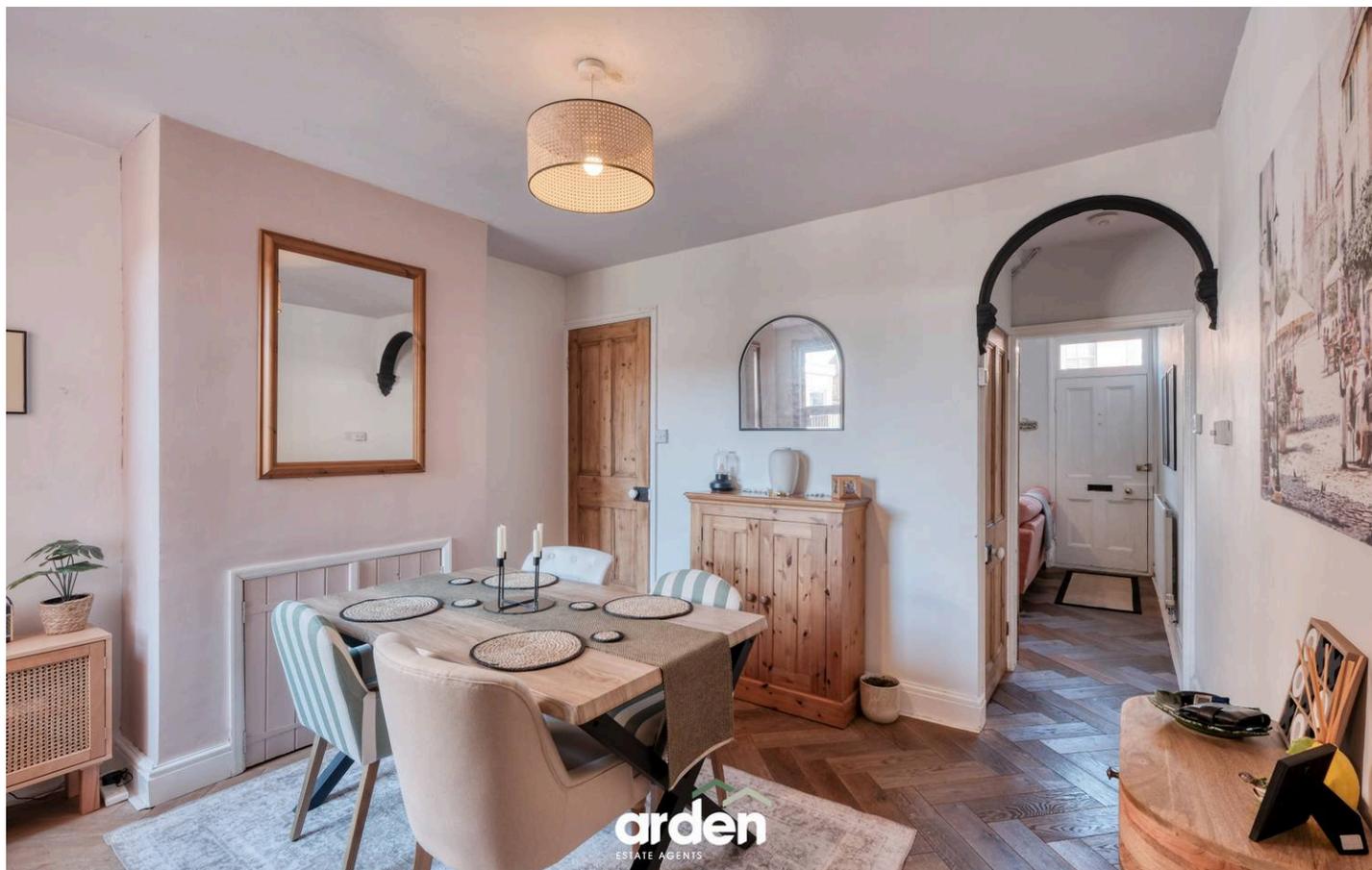
Upon entering the property, the front door leads into the lounge, featuring a bay window, fireplace, and built-in alcove storage. The dining room is positioned towards the rear of the property and boasts beautiful herringbone flooring. The kitchen offers base and eye-level units with roll-top work surfaces. From here, the useful utility room provides additional storage, plumbing for a washing machine, and access to the rear garden. Completing the downstairs, the useful understairs storage cupboard which runs the length of the stairs.

Upstairs, the home boasts two double bedrooms, both with feature fireplaces, while the main bedroom also benefits from storage cupboards. The family bathroom includes a roll-top bath, separate shower, basin, and WC.

Outside, the private rear garden is mainly laid to lawn, complemented by a beautiful patio area, perfect for outdoor dining, and a shed located at the rear.

Vendors Paragraph: I have absolutely loved living on Shrubbery Road, particularly for its incredible convenience. Everything I need is within easy walking distance, including the town centre and Blackpole Retail Park, which I often reach via the canal. There are also doctors, dentists, shops, and plenty of green spaces nearby, including the Racecourse, Gheluvelt Park, and Kyndfolk. What first drew me to the property was its character, from the beautiful stained glass windows to the original doors and fireplace, it feels full of charm while still being bright, light, and comfortable with a modern touch. The garden has been a real highlight for me too, it's a great sun trap in the summer and perfect for hosting barbecues and relaxing outdoors.

Location: Situated just on the outskirts of the city centre,



Shrubbery Road, Worcester

Ground Floor



First Floor



Total Area Approx
77.9 Sq M
838.5 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.



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