



# South Croft, Worcester, WR2 4JU

Offers Over £280,000

3 1 2



**Summary:** South Croft is a well proportioned and neutrally decorated end-terrace home - situated in a private cul-de-sac, within the highly sought-after St Johns area of Worcester. Boasting a wrap-around plot and a separate annex, this family home offers an abundance of potential and versatility. With a sports centre, great schools and the river Severn all within close proximity, South Croft offers a perfect blend of convenience and comfort. Don't miss out on this fantastic opportunity - book a viewing today to experience the true potential.

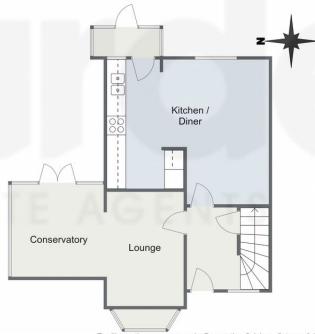
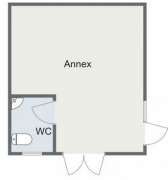
**Description:** As you enter South Croft, you will find yourself in the hallway with access to the kitchen/diner, lounge, and staircase leading to the first floor. The lounge has undergone a thoughtful renovation, incorporating the conservatory to offer an excellent open-plan living space, ideal for families. The lounge's bay window and the conservatory's apex roof let in plenty of natural light, creating a bright and airy atmosphere. The kitchen/diner continues the open-plan concept, adding more useful space. The large window in the kitchen adds to the bright and airy feel of the property. The kitchen comprises a range of wall and base units, an integrated gas hob and electric oven, and space for a slim-line dishwasher. The combi boiler is also located in the kitchen, and a useful porch off the back door leads you to the garden.

Moving to the first floor of the property, you will find three bedrooms and a family bathroom. The master bedroom enjoys a privileged position at the front aspect of the property and features a double fitted wardrobe. Both the second and third bedrooms offer views of the rear garden, with the second bedroom also featuring a single fitted wardrobe. The annex, situated at the back of the garden, boasts ample space to meet your needs. It offers a well-designed, self-contained bedroom with its own private w/c, which can be utilized in a variety of ways. This feature could be an ideal living space for a family member who desires independence or a comfortable home office. Alternatively, it could be a perfect guest room, ensuring the privacy of your guests.

**Outside:** To the front of the property, you'll be greeted by a paved driveway that provides ample off-road parking. The driveway is flanked by timber fencing on either side and access to the rear garden. As you make your way towards the back of the property,



South Croft, Worcester  
Ground Floor



Total Area Approx  
104.5 Sq M  
1124.8 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.

- Semi Detached Home
- Three Bedrooms
- Open Plan Kitchen & Dining
- Lounge into Conservatory
- Corner Plot
- Insulated Summer House with Wc
- Gardens & Parking
- Excellent School Catchment



For more information on this house or to arrange a viewing please call the office on:

**01905 958 290**

Alternatively, you can scan the QR to view all of the details of this property online.

