



Shrubbery Road, Worcester, WR1 1QR

£340,000

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This beautifully upgraded, four bedroom Edwardian terrace, located on Shrubbery Road in Worcester, offers the perfect blend of modern living and classic charm. With a total area of over 1200 sq ft spread across three floors, this home is an ideal choice for families or anyone seeking a comfortable and well-located property.

As you step into the property, the ground floor welcomes you into the lounge featuring a charming bay window that floods the space with natural light. Perfect for relaxing or hosting, this room leads into a separate dining area, ideal for family meals and entertaining guests. Towards the rear of the property, you'll find a fully fitted kitchen. Adjoining the kitchen is a practical utility room, providing extra space for laundry and other household tasks. A convenient downstairs WC is also located in this area, offering additional comfort.

Moving to the first floor, you'll find three well-proportioned bedrooms. Bedroom 2 and Bedroom 3 are both spacious doubles, ideal for family members or guests. Bedroom 4, a smaller room, works perfectly as a single bedroom, walk in wardrobe, or home office. The first floor also houses the family bathroom, fitted with a modern sink, w/c and bath with shower overhead, is located at the rear.

The second floor is dedicated to the private master suite, offering a serene and spacious retreat. The large master bedroom comes with its own en-suite bathroom, providing a luxurious space to unwind in complete privacy.

Outside, there is parking for one vehicle to the front of the property. The rear garden offers a stoned area perfect for al fresco dining, whilst the rest of the garden is laid to lawn.

Location: The area surrounding 6 Shrubbery Road, Worcester, WR1 1QR, offers a range of local amenities ideal for family living. The property is conveniently located near highly-rated schools, making it a great choice for families with children. For leisure, the nearby Gheluvelt Park provides green space for outdoor activities, while the River Severn and its scenic riverside walks are also close by. Worcester city centre is just a short walk away, offering an array of shops, cafes, restaurants, and cultural attractions, including



Shrubbery Road, Worcester



Total Area Approx
113.5 Sq M
1221.7 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.

- Downstairs W/C
- Two Bathrooms
- Master Suite
- Off-Road Parking
- Four Bedrooms
- Updated Throughout



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

