



15 Heron End, Worcester

Worcester

arden  
Estate Agents

In Excess of £350,000





## 15 Heron End

Worcester, Worcester

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Whittington Location
- Close To Local Schools & Amenities
- Open-Plan Kitchen/Diner
- Great Dog Walks Nearby
- EPC Rating 'B'
- Utility Room & Downstairs WC





## 15 Heron End

Worcester, Worcester

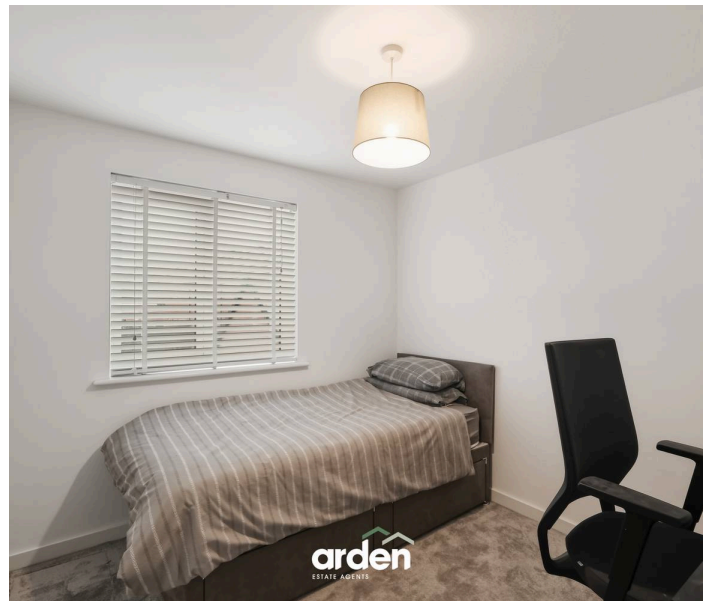
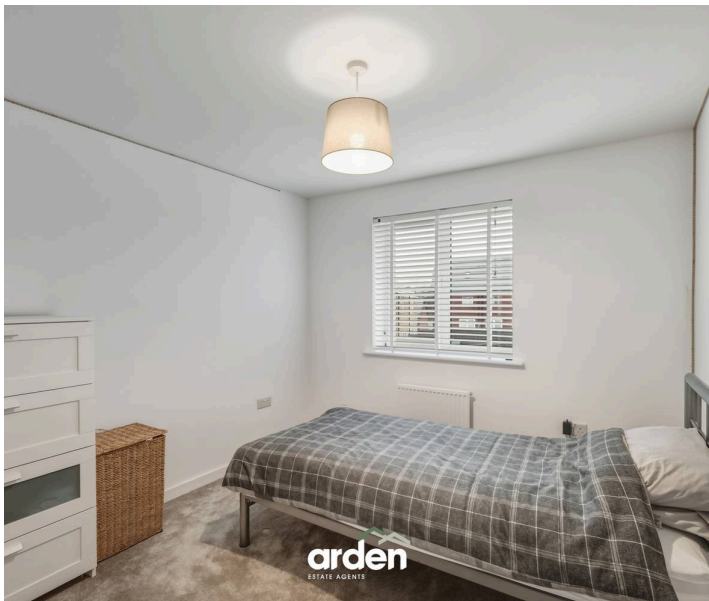
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Located within a popular Whittington development, this modern home is just over four years old (?) and benefits from three bedrooms, two bathrooms, parking and a garage, offering an ideal move-in-ready opportunity for families and first-time buyers.











## GARDEN

Upon entering the property, a welcoming hallway provides access to the ground floor.

The lounge is located at the front of the property and enjoys a pleasant, open, green aspect. To the rear, the spacious open-plan kitchen/diner is perfect for modern living, featuring ample worktop and storage space, and French doors opening out to the rear garden. The kitchen also benefits from access to a separate utility room, offering space for a washing machine, additional storage, and a side door providing convenient external access. Completing the ground floor is a practical downstairs WC.

The first floor offers three well-proportioned bedrooms. The main bedroom benefits from built-in wardrobe space and a contemporary en-suite fitted with a walk-in shower, WC, and basin. The remaining bedrooms are served by a modern family bathroom, complete with a bath, WC, and basin.

Externally, the property enjoys a low-maintenance rear garden, mainly laid to lawn with a paved patio area, ideal for outdoor seating, entertaining, and family use.

Location: Heron End is ideally located near several amenities. The popular Worcester Woods C

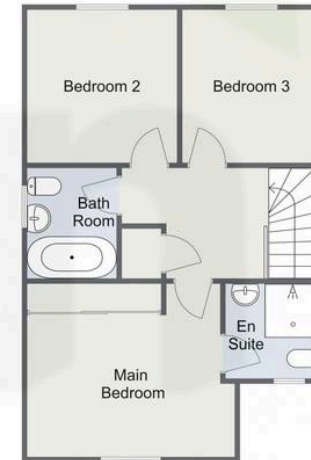


## Heron End, Worcester Ground Floor



Total Area Approx  
(Excl Garage)  
89.5 Sq M  
963.4 Sq Ft

## First Floor



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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