





Willowslea Road, Worcester, WR3 7QP

Offers Over £290,000

3 1 1





A charming and traditional family home. This home has a lovely feel throughout and has been well looked after. The property in brief comprises; lounge/dining room, kitchen, three bedrooms and bathroom. The property benefits from night storage heating, double glazing, single detached garage, rear garden and driveway. Offered with no onward chain. Viewing is recommended to appreciate the size and location. A lovely outlook from the front over towards the Malvern's. No onward chain!

Access is gained via front door leading into hallway with stairs to first floor. The lounge/diner goes the whole length of the house creating good size living space. Feature bay window and patio doors onto the rear garden flooding the room with lots of natural light. The kitchen offers base and eye level units with tiled splash back. Space for cooker, fridge, freezer and plumbing for washing machine. Pantry style cupboard and door onto side access. To the first floor are three bedrooms with the main bedroom benefiting from built in floor to ceiling wardrobes. Family bathroom offers a three piece white suite with half tiled walls. The property benefits from night storage heating, double glazing, single detached garage, rear garden and driveway.

Access is gained via lounge/dining room and kitchen. The rear garden is surrounded by timber panel fencing and is mainly laid to lawn with shrubbery borders. Patio area, perfect for garden furniture and alfresco dining. Steps to lawn area with pathway going up the side. Access to single detached garage. To the front is driveway and side access.

#### **Rooms:**

**Garage** - 5.46m x 2.63m (17'10" x 8'7")

**Lounge Diner** - 7.17m x 3.5m (23'6" x 11'5") max

**Kitchen** - 3.03m x 2.65m (9'11" x 8'8") max

#### **Stairs To First Floor Landing**

**Master Bedroom** - 3.44m x 3.06m (11'3" x 10'0") max

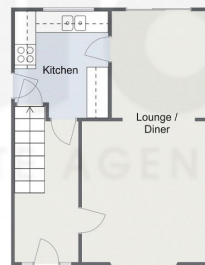
**Bedroom 2** - 3.33m x 3.03m (10'11" x 9'11")

**Bedroom 3** - 2.46m x 2.28m (8'0" x 7'5")

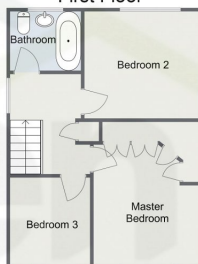
**Bathroom** - 2.01m x 1.68m (6'7" x 5'6")



Willowslea Road, Worcester  
Ground Floor



First Floor



Total Area Approx  
92.5 Sq M  
995.7 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.

- Semi Detached Family Home
- Offered With No Onward Chain
- Lounge/Dining Room and Kitchen
- Three Bedrooms and Bathroom
- Rear Garden, Garage and Parking
- Popular Northwick Location



Energy performance certificate (EPC)

21 Willowslea Road  
WORCESTER  
WR5 2UP

Energy rating  
**D**

Valid until: 24 January 2034

Certificate number: 3134-2129-2305-0845-4226

Property type

Semi-detached house

Total floor area

80 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance>)

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score

Energy rating

Current

Potential

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

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

**01527 540 654**

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



**arden**  
ESTATE AGENTS