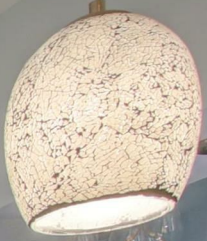




179 Bromyard Road, Worcester, WR2 5EA

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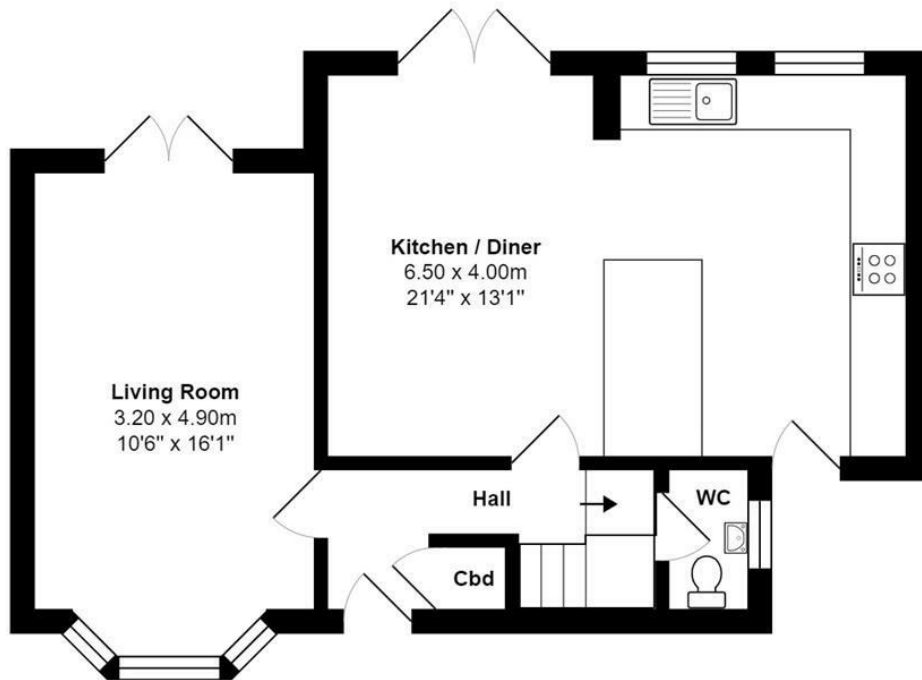




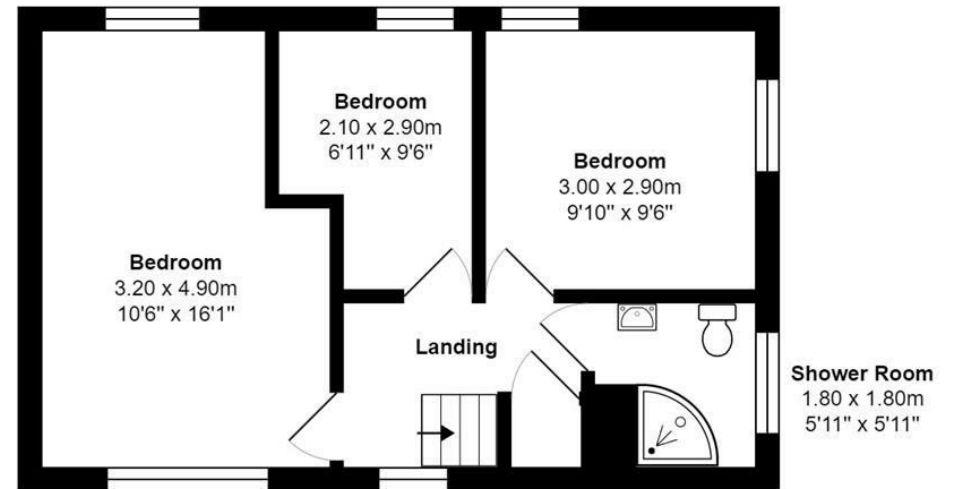
179 Bromyard Road, Worcester, WR2 5EA

Spacious 1930's semi detached home on a generous plot with stylish open plan kitchen/dining room and pretty south facing garden

179, Bromyard Road, Worcester, WR2 5EA



Ground Floor



First Floor

Total Approx Area: 93.0 m² ... 1001 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

LOCATION

St Johns is located approx. 1 mile to the west of the City Centre and is often referred to as a 'village in the city' having a real sense of community. St Johns offers a diverse selection of shops, business and eateries as well as a sports centre, church and is home to Cripplegate Park. There are many buses which can take you right into the city as well as great road links which can take you to Malvern, Hereford and into Leominster.

The county town and cathedral city of Worcester lying on the banks of the River Severn provides high street and boutique shopping, and is characterised by one of England's great Cathedrals, its Racecourse, County Cricket Ground, Premiership Rugby Club and University Worcester racecourse provides not only horseracing, but also excellent recreational space and a footpath along the river leading to the county cricket grounds and Worcester Cathedral.

Worcester has highly respected schools, with the RGS Worcester and King's School within walking distance.

Worcester Foregate Street railway station in the city centre provides main line trains to Birmingham and London Paddington. The M5 corridor can be easily accessed at Junction 6 and Junction 7.

Mileages M5 (J7) 5.2

Worcester Centre 1.6 miles

Railway Stations

Foregate St 1.6miles

Shrub Hill 2.3 miles

Worcester parkway 6.9 miles

Situated in the 'village within the city', St Johns, this substantial 1930's semi detached home offers generous living space, a wonderful open plan kitchen/dining room and a large driveway with off road parking for a number of cars.

ACCOMMODATION

The double aspect sitting room has a bay window to the front aspect and French doors opening out into the pretty garden.

The current owners opened up and refitted the Kitchen and Dining Room in 2018 to create a wonderful social space perfect for entertaining. Stylishly appointed with an extensive range of dove grey cabinets with soft closing drawers and cupboards with high gloss quartz worktops and splashbacks. All the usual appliances one would expect of a quality kitchen, including induction hob and extractor, multi function double oven and microwave, dishwasher, washer dryer and fridge freezer. A large peninsular unit with overhang has been designed as an area for more casual dining and links the dining room to the kitchen. The dining area has space for a large table and chairs and features French doors opening to the garden.

On the first floor there are three bedrooms and a contemporary shower room. The generous master bedroom is also double aspect, a lovely light and spacious room which overlooks the garden to the rear. The second bedroom is also double, whilst the third is good sized and is currently set up as a home office. The shower room has also been replaced by the current owners with a stylish suite, the wash hand basin and wc are set in a vanity unit and there is a good sized separate shower cubicle.

OUTSIDE

The pretty and established south facing garden is laid mainly to lawn with deep mature borders. There is an abundance of plants and shrubs designed to give all year round interest. The patio area immediately adjacent to the house makes a perfect spot for al fresco dining. There is a shed and side access returning to the front of the house.

Find and navigate to the exact location of this property by searching its 3 word address [///bossy.stuck.closed](https://bossy.stuck.closed) using the <https://what3words.com/products/what3words-app/>

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND C - Worcester

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Worcester Office.

The property is FREEHOLD.

EPC: C

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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