



Sandys Road



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Worcester

Guide Price £215,000

Welcome to this charming 2-bedroom mid-terrace property, perfectly situated in the highly sought-after Worcester City Centre. This home boasts off-road parking and a private courtyard, providing both convenience and a delightful outdoor space. Inside, you'll find large, light-filled rooms with high ceilings, creating a deceptively spacious feel throughout. The kitchen has been extended, offering even more room for culinary creativity. While the property does require some modernisation, it holds immense potential to become a fantastic home with a bit of work. Sold with no onward chain. Viewing is highly recommended to fully appreciate all that this property has to offer.



Entrance Porch & Front Room

Step through the front door into a welcoming glazed porch area, which leads into the main reception room. This room is positioned at the front of the house and is a very spacious area which features a large window that allows plenty of natural light to flood in. Additionally, it boasts a spacious double radiator for efficient heating

Second Reception Room

This leads into a spacious second reception room, which features stairs to the first floor and access to the kitchen. The room is bright and airy, thanks to a large window that overlooks the rear courtyard. It also includes a substantial double radiator for efficient heating. This versatile space would make an ideal dining room, perfect for family meals and entertaining guests.

Kitchen

The kitchen is a spacious, open area that has been extended to provide even more room. It features two windows that flood the space with natural light, and a door that leads out to the rear patio. While the kitchen could benefit from some modernisation, it holds great potential. There is ample countertop space and plenty of cabinetry for storage. Additionally, the kitchen is equipped with plumbing for a washing machine and has space for a fridge freezer.

Main Bedroom

At the top of the stairs, to the left, you'll find the main bedroom. This generously sized double room overlooks the front of the house and features a large window that allows plenty of natural light to pour in. The room includes an over-stairs wardrobe base with built-in wardrobes, providing ample storage space. There's also plenty of room for a king-size bed and additional freestanding furniture, making it a comfortable and spacious retreat.

Second Bedroom

Bedroom number two is another spacious double room located at the rear of the property. It offers ample space for a double bed and additional furniture. The room features a large window that allows plenty of natural light to fill the space, and it is equipped with a radiator for efficient heating.

Family Bathroom

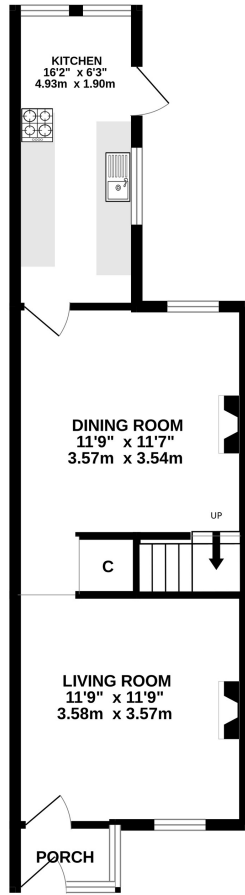
The family bathroom is generously sized and features a toilet, a shower-bath combo, and a sink. It also houses the combination boiler in a convenient cupboard. The room benefits from a large double window that allows plenty of natural light to flood in, and it is equipped with a radiator for efficient heating.

Outside Space

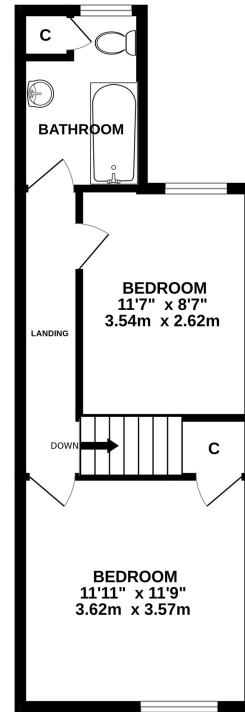
The property includes an offroad parking space on the front drive and features a large frontage that could be converted into additional parking if desired. At the rear, you'll find an open and light-filled courtyard space that offers both privacy and a pleasant outdoor area.



GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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