Denny & Salmond

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Residential Sales & Letting Agents

27 Knight Street

Worcester, WR2 5DF

Situated toward the end of Knight Street, a no through road in St Johns, this beautifully refurbished end terrace house offers a delightful blend of modern comfort and period charm. Dating back to the early 1900s, the property has been thoughtfully updated to meet contemporary living standards while retaining its character.

The property briefly comprises of, a living room, refitted kitchen and utility room. With a downstairs refitted shower room and garden room extension to the rear. To the first floor there are two double bedrooms, the master bedroom benefits from an ensuite bathroom.

The house further benefits from off road parking gas central heating and double glazing. Outside, the property boasts stunning landscaped gardens, perfect for enjoying the outdoors. Additionally, there are three timber workshops or potting sheds, offering excellent storage or hobby space for gardening enthusiasts.

This charming end terrace house is a rare find and is sure to appeal to a variety of buyers looking for a blend of style, space, and outdoor enjoyment.

Guide Price £250,000

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UPVC double glazed door with glazed panel insets leading to:

Entrance vestibule
Coconut floor matting, stairs rising to the first floor archway leading to the kitchen, and door leading to:

Living Room
11'3" x 11'8" max. (3.45 x 3.57 max.)
UPVC double glazed multipaned window to front aspect, Victorian style radiator below. Wooden 'Adam's' style fire surround with mantle over and a tiled hearth. Shelving to either side of the chimney breast recess, oak-effect laminate flooring and coving to the ceiling.

Fitted Kitchen
11'6" x 11'8" (3.51 x 3.57)
Fitted with a range of base-level cream fronted 'Shaker' style units with wooden worktop over. Integrated dishwasher and space for an undercounter fridge. One and a half bowl composite sink unit with Swan neck mixer taps and cupboard below. Coordinating wall-mounted plate rack, space for a slotting gas oven inset into the chimney breast with shelving above and wooden shelving set into the chimney breast recess area to one side. Splashback tiling and tiled floor. UVPC double-glazed window to rear aspect, contemporary wall-mounted radiator, deep skirtings, coving to ceiling and door to the cellar.

Utility Room
6'10" x 6'5" (2.09 x 1.97)
With a continuation of the tile flooring from the kitchen, providing a lovely flow. Wall-mounted 'Vaillant' central heating boiler. Wooden worksurface with space and plumbing for a washing machine and space for an undercounter freezer. Double cupboard with louvre doors and hanging rail. Wooden half double-glazed door to side aspect, recess spot lighting and door to the shower room, a squared opening that leads through to the garden room.

Shower Room
Refitted shower room, comprising of a double shower cubicle with mains shower and aqua board boarding to all walls. Wall mounted wash handbasin and low flush WC. Extensive tiling., chrome ladder style heated towel rail and tiled floor. UPVC double glazed window to the side aspect.

Garden Room
9'6" x 6'7" (2.90 x 2.03)
A lovely addition to this home is the Garden Room with a pitched roof and two double-glazed skylights, UPVC double-glazed patio doors to lead you out to the attractive gardens. Wooden flooring, radiator, and deep skirting boards.

Cellar
11'8" x 10'7" (3.58 x 3.24)
Electric fuse board, gas meter, power and light.

First Floor Landing
Doors to both the bedrooms.

Bedroom One
11'8" x 11'6" (3.57 x 3.52)
Laminate flooring, single radiator, UPVC double-glazed window to rear aspect and coving to the ceiling. Ornate wooden fire surround with a mantle over. Door and a step down to the bathroom.

En Suite Bathroom
6'8" x 7'10" (2.04 x 2.40)
Refitted with a white suite comprising of a panel bath with mixer taps and a handheld shower attachment. Wall-mounted wash hand basin with swan neck mixer taps. UPVC double-glazed window to the rear aspect and wall-mounted contemporary radiator. Airing cupboard with factory lagged tank and slatted shelving. Recess spotlighting and a large double storage cupboard with louvre doors, hanging rails and light.

Bedroom Two
11'3" x 11'8" (3.45 x 3.57)
UPVC double glaze window to front aspect, Victorian style radiator below, laminate flooring and ornate wooden fire surround with mantle over. Deep skirting and coving to ceiling, access to loft space with drop-down ladder. Double louvre doors leading to the large over stairs storage cupboard with power, telephone point and shelving.

Outside
To the front of the property, there is a hardstanding providing off-road parking. A pathway leads down the side of the house to the main entrance door and gated side access that leads to the rear gardens.

The gardens to the rear of this property are a particular feature, being beautifully landscaped and enclosed with wooden fencing. There is an attractive painted, bespoke wooden curved bench and stools, providing a great entertaining area, directly accessed from the Garden Room. The is a wooden slatted pathway that meanders through the garden, interspersed with gravel, and to either side there are an abundance of flowers, shrubs, a raised fish pond and a pebble water feature. With discrete concealed and spot lighting throughout, to illuminate the gardens at night. The pathway leads you to the rear of the garden, where there is a substantial wooden constructed potting shed, storage area and workshop. Divided into three sections.

Section One, the potting shed with approximate measurements of 3.68m x 1.94m

Section Two the storage area with approximate measurements of 3.68m x 0.97m

And finally, section three, the workshop area. Measuring 3.50m x 2.39m, with a workbench and shelving. All three areas benefit from power and light. Within the workshop area there is an independent fuse board.

What3Words
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Disclosure
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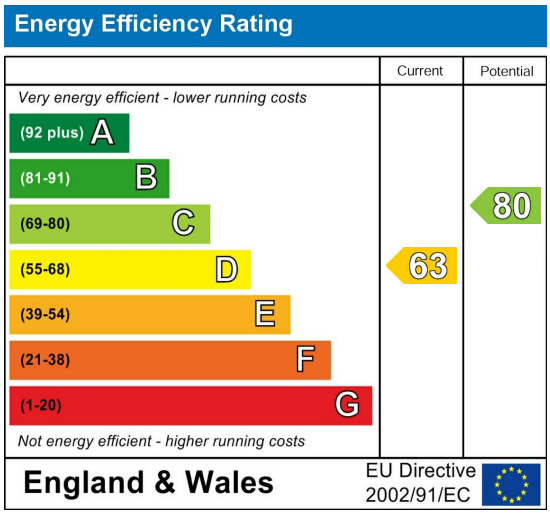
Virtual Viewing
A virtual tour is available on this property copy this URL into your browser bar on the internet:- https://youtu.be/IgthNHUIyrQ?si=6gflCdnhgd-adJMw

Money Laundering Regulations
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

Council Tax Band
We understand that this property is council tax band B.
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Freehold
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

Floor Plan



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