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## SALES & LETTINGS



**35 Kirkstone Drive, Worcester, Worcestershire WR4 9BS**  
**Asking Price £310,000**

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TAG Residential Lettings Limited. Registered in England No. 05783882  
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Situation

Worcester is situated approximately 17 miles southwest of the southern suburbs of Birmingham and 23 miles north of Gloucester, it has good links to the M5 and other motorway networks making it an ideal place to commute to larger cities.

It has an approximate population of 100,000. The River Severn runs through the middle of city which is overlooked by the 12th century Worcester Cathedral.

The city offers good shopping, dining and entertainment facilities along with the County Cricket Ground and Worcester Warriors Rugby team.

## PROPERTY SUMMARY

- Extended Semi Detached House With No Onward Chain
- Entrance Hall
- Lounge with Bay Window
- Separate Dining Room
- Conservatory
- Three Double Bedrooms
- Breakfast Kitchen and Utility Room
- Gas Central Heating and Double Glazing
- Off Road Parking for Several Vehicles
- Council Tax Band C



## Description

TAG Sales and Lettings are pleased to present this extended three-bedroom semi-detached family home, ideally located on Kirkstone Drive, Worcester. This property offers easy access to the vibrant Worcester City Centre and the M5 Motorway, making family outings and commutes hassle-free.

Upon entering, you'll find a spacious entrance hall that leads to the lounge. There's a separate dining room, along with a bright kitchen/breakfast room that connects to an adjoining utility room—great for keeping things organized. The conservatory invites ample natural light, creating a lovely space for family activities or playtime.

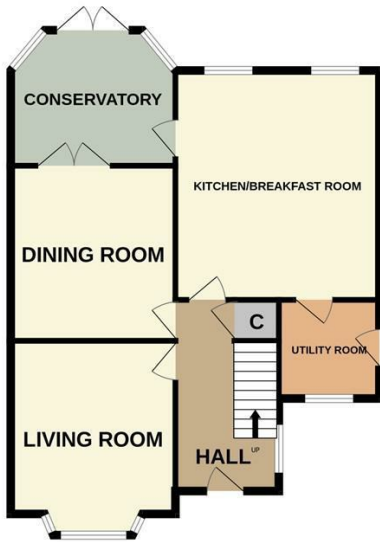
Upstairs, the first floor features two comfortable double bedrooms and a family bathroom that includes a shower over the bath. The master bedroom is located on the second floor.

Outside, your family will enjoy the generously sized, enclosed rear garden. The block-paved driveway provides off-road parking for multiple vehicles, ensuring convenience for family and friends.

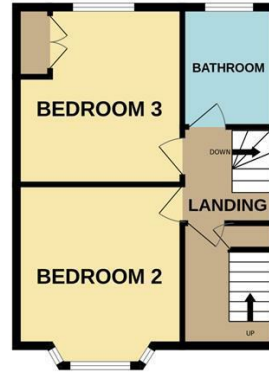
Don't miss out—book your viewing today!

This property is offered with No Onward Chain.

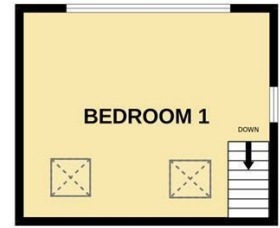
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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### Living Room

11'04 x 11'11 (3.45m x 3.63m)

### Dining Room

12'01 x 11'05 (3.68m x 3.48m)

### Kitchen/Breakfast Room

14'00 x 15'09 (4.27m x 4.80m)

### Utility Room

6'11 x 6'09 (2.11m x 2.06m)

### Conservatory

11'06 x 10'01 (max measurements)  
(3.51m x 3.07m (max measurements))

### Bedroom 1

17'06 x 14'08 (max measurements)  
(5.33m x 4.47m (max measurements))

### Bedroom 2

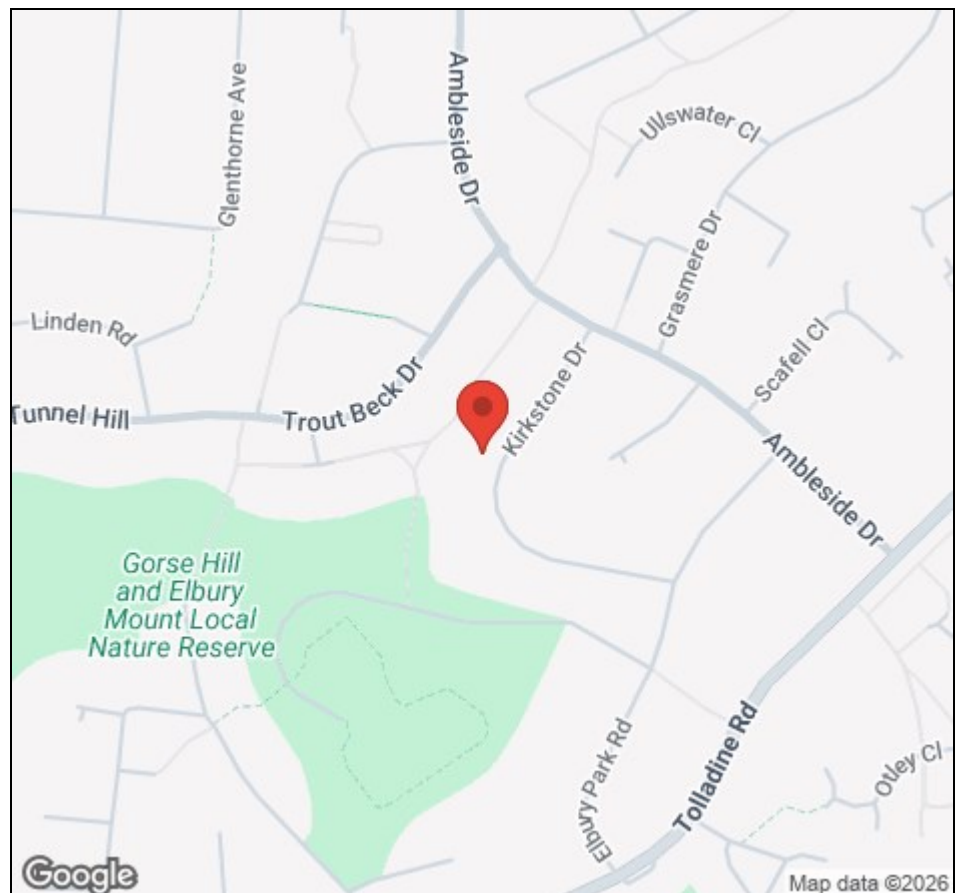
11'11 x 11'05 (3.63m x 3.48m)

### Bedroom 3

12'02 x 11'05 (3.71m x 3.48m)

### Bathroom

6'04 x 8'03 (1.93m x 2.51m)



Viewing strictly by appointment via TAG Sales & Lettings – 01684 275 276

Email: [info@tagsalesandlettings.co.uk](mailto:info@tagsalesandlettings.co.uk)

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.

All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative.

P Gregory & V Davis trading as TAG Residential Lettings LTD.