



tag



SALES & LETTINGS



31 Kirkstone Drive, Worcester, WR4 9BS
Asking Price £260,000

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TAG Residential Lettings Limited. Registered in England No. 05783882
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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		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
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 Bungalow
- Two Bedrooms
- L Shaped Kitchen
- Private Two Tier Rear Garden
- Dining Room
- Lounge With Vaulted Ceiling
- Shower Room
- Double Glazing
- Gas Central Heating
- Council Tax Band C



Description

TAG Sales & Lettings are excited to present this EXTENDED two-bedroom semi-detached bungalow, perfectly nestled on Kirkstone Drive, Worcester. This home is conveniently located, providing easy access to the Worcester City Centre and the M5 Motorway.

As you step inside the entrance porch a door leads to a welcoming entrance hall that opens up to multiple rooms. The good size dining room, with feature fireplace has a doorway that leads into the L-shaped kitchen. This well-equipped kitchen offers ample wall and base units, with space for under-counter appliances. A door from the kitchen leads you out to the rear garden.

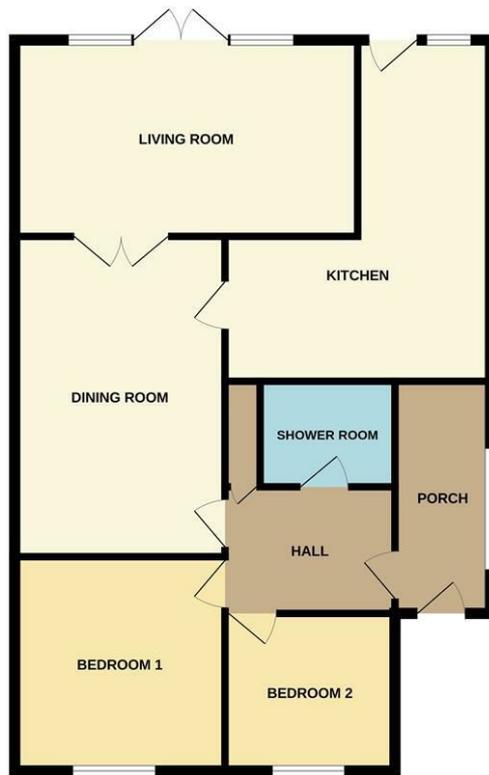
The dining room also offers double doors that lead into the lounge measuring 18' x 10' with a vaulted ceiling, feature fireplace and is equipped with French doors that open out onto the rear garden to blend indoor and outdoor living seamlessly.

From the entrance hall, you'll find two double bedrooms, providing plenty of space for rest and relaxation. There's also a modern fitted shower room.

Step outside to discover the two-tiered mature, enclosed, rear garden with side access. The lower tier is primarily laid to slabs, featuring two sheds: one serves as an external utility room complete with power and lighting, while the other is a workshop—a great space for DIY projects! The upper tier, accessed through a wooden gate, is mostly laid to lawn and includes a potting shed and an additional garden shed.

To the front is a garden and driveway providing off road parking for several vehicles.

Don't miss out! Book your viewing today



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

18'00 x 10'05 (5.49m x 3.18m)

Dining Room

16'11 x 10'10 (5.16m x 3.30m)

Kitchen

15'00 (max) x 7'00 (4.57m (max) x 2.13m)

Bedroom 1

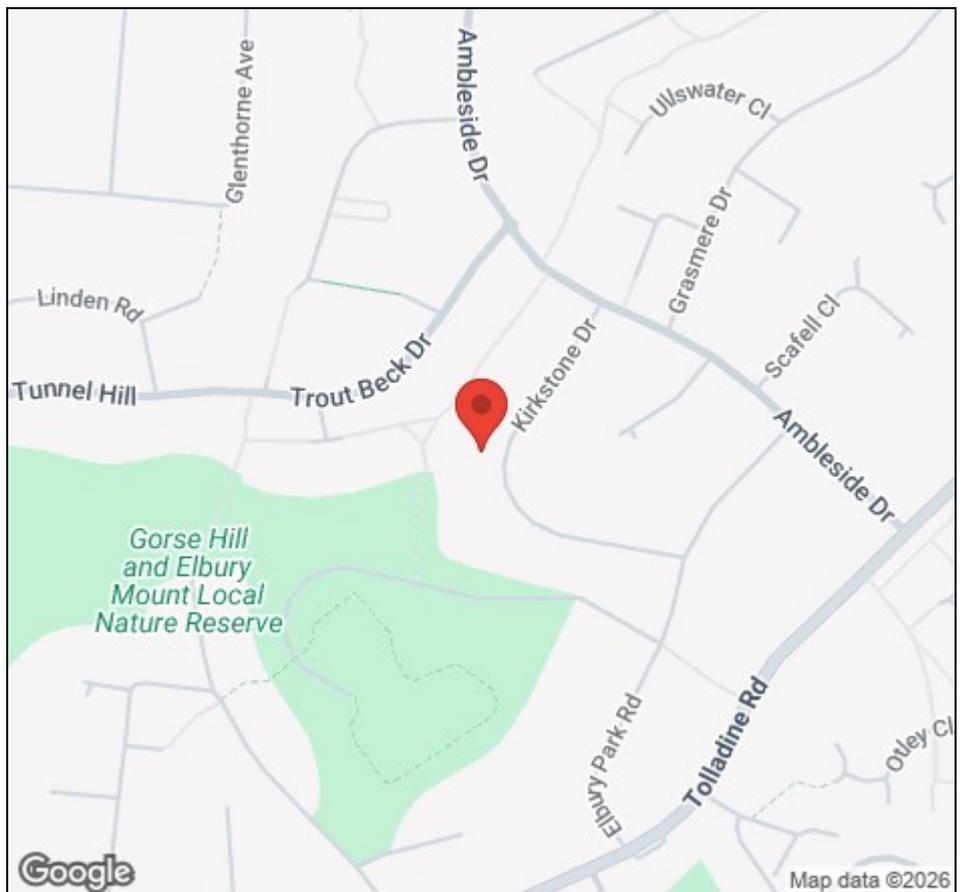
11'04 x 11'00 (3.45m x 3.35m)

Bedroom 2

8'11 x 8'04 (2.72m x 2.54m)

Shower Room

5'07 x 7'01 (1.70m x 2.16m)



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

Email: 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.