



21 Stainburn Avenue, Worcester, WR2 5HF  
Guide Price £285,000



**\*\* SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL \*\***

PLJ Worcester are pleased to bring to the market this three bedroom semi-detached house located on Stainburn Avenue in the area of St Johns, on the west side of Worcester city centre. This property offers generous accommodation throughout, making it an ideal family home with space to grow into.

As you enter, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. Additionally downstairs is the kitchen, conservatory and WC. Upstairs the three spacious and well-proportioned bedrooms plus shower room offer ample space for rest and personalisation, catering to the needs of a growing family or those seeking extra room for guests or a home office.

This property is just a short distance from the vibrant city centre of Worcester, offering a variety of shops, restaurants, and local amenities. The surrounding area is well-served by public transport and is close to schools, parks, and recreational facilities, making it an excellent choice for families.

In need of some modernisation this three-bedroom semi-detached house on Stainburn Avenue presents a fantastic opportunity for those looking to create their ideal home in a sought-after location. With generous space and the potential for modernisation, this property is not to be missed.

EPC: C Council Tax Band: C Tenure: Freehold

## Entrance Porch

Double glazed doors. Ceiling light point. Entrance door into:

## Hallway

Obscure glazed entrance door and side panel. Radiator and ceiling light point. Stairs rising to first floor.

## Living Room

Double glazed window to front aspect. Radiator and ceiling light point. Double doors to:

## Dining Room

Double glazed sliding doors to conservatory. Radiator and ceiling light point. Door to kitchen.

## Conservatory

Double glazed French doors to rear garden. Double glazed windows. Radiator.

## Kitchen

Double glazed window to rear aspect and double glazed door to garden. Matching wall and base units with work surface over, space for fridge freezer and washing machine. Integrated cooker and hob with extractor over. One and a half bowl stainless steel sink and drainer. Tiled splashbacks. Radiator and ceiling light point.

## WC

Obscure double glazed window. Low level WC and tiled splashbacks. Ceiling light point.

## First Floor Landing

Obscure double glazed window to side aspect. Cupboard housing boiler. Ceiling light point and loft access.





### Bedroom One

Double glazed window to front aspect. Radiator and ceiling light point.

### Bedroom Two

Double glazed window to rear aspect. Radiator and ceiling light point.

### Bedroom Three

Double glazed window to rear aspect. Radiator and ceiling light point.

### Bathroom

Obscure double glazed window to front aspect. Double shower cubicle with electric shower, wash hand basin and low level WC inset to vanity unit. Storage cupboard. Tiled floor and splashbacks. Heated towel rail. Ceiling light point and extractor fan.

### Rear Garden

Patio seating area with block paved path leading up the garden. Lawned area with borders planted with a variety of trees and shrubs. Gated side access.

### Garage

Door to front and windows to side aspect.

### Parking

Parking for the property is via the driveway to the front

### Tenure Freehold

We understand that the property is offered for sale Freehold.

### Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

### Floor Plan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.



### COUNCIL TAX WORCESTER

We understand the council tax band presently to be : C

Worcester Council

<https://www.worcester.gov.uk/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

### Broadband

We understand currently that Full Fibre Broadband is available to order now at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

### Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

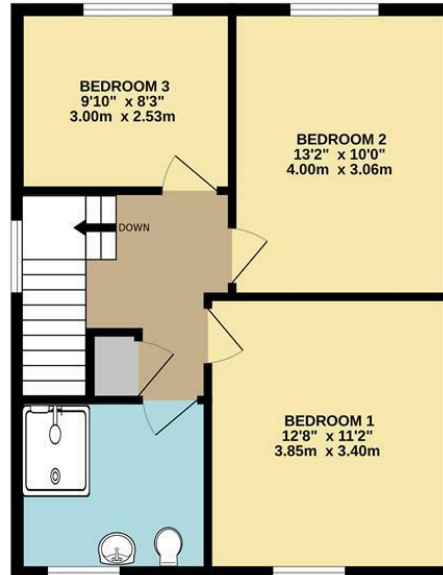
### Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

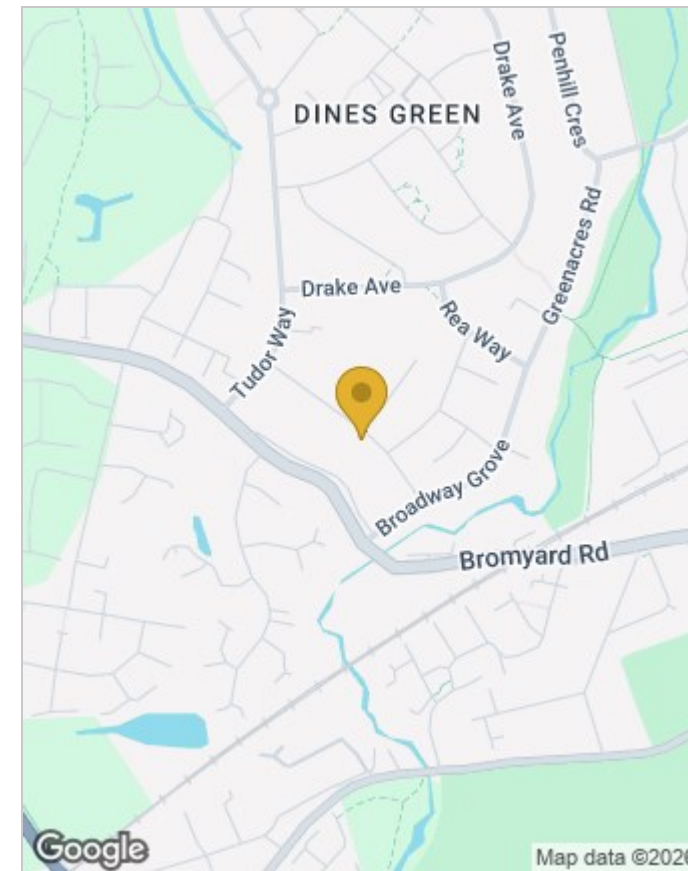
GROUND FLOOR



1ST 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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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		75	81
		EU Directive 2002/91/EC	

## Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.