

# 8 Tay Avenue

Worcester, WR5 3UB

SHELTON & LINES









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An attractive detached family home offering five bedrooms, three reception areas and generous accommodation throughout. Featuring characterful Tudor-style detailing, a spacious kitchen/breakfast room, two en-suite bedrooms, an integral garage, private driveway and a generous rear garden.

Occupying a sought-after position within this popular residential area, this attractive detached home boasts characterful Tudor-style detailing and generous, well-balanced accommodation arranged to suit modern family living.

Offering five bedrooms, three reception areas, an integral garage and a spacious rear garden, the property combines traditional charm with a practical and versatile layout, making it an ideal home for growing families or those seeking additional space.

Upon entering, a welcoming hallway provides access to the principal reception rooms and sets the tone for the spacious accommodation throughout. The substantial living room offers an excellent space for relaxing and entertaining, with plenty of room for a variety of furniture arrangements. This room flows through into the bay-fronted dining room, creating a natural connection between the two reception areas and providing an ideal setting for family gatherings, entertaining guests or more formal occasions. The bay window allows natural light to fill the room, adding to the sense of space and character.

To the rear of the property, the spacious kitchen/breakfast room offers an excellent balance of practicality and sociable living. Fitted with an extensive range of units and generous worktop space, the kitchen provides ample storage and preparation space, complemented by a breakfast bar which offers an ideal spot for dining. With its position overlooking and providing access to the rear garden, the room lends itself perfectly to everyday family life. A separate utility room offers further practical space for household appliances and laundry.



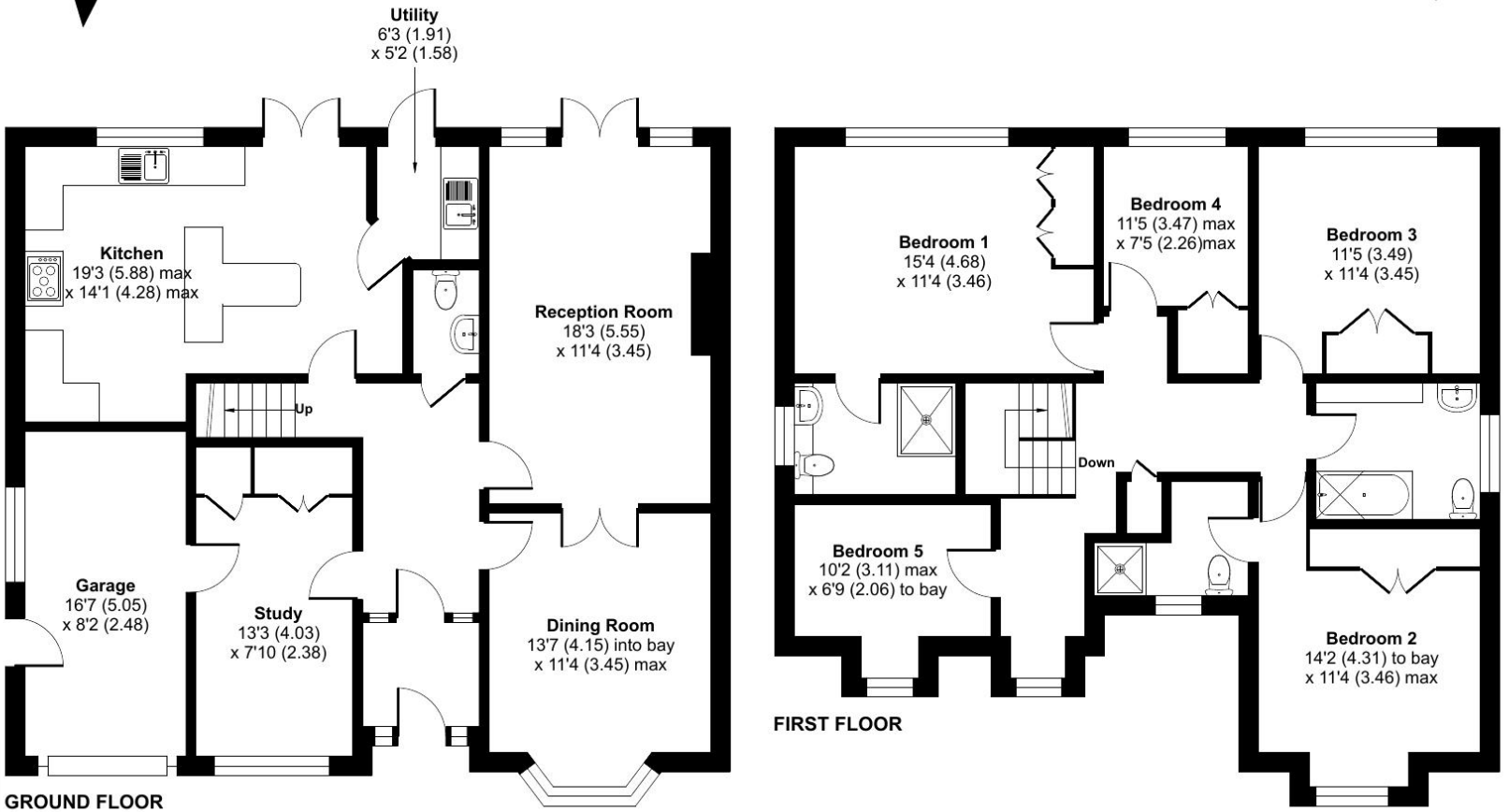
The first floor provides five well-proportioned bedrooms, offering flexibility to accommodate family members, guests or those requiring space to work from home. The principal bedroom benefits from its own en-suite shower room, providing a private and comfortable retreat, while bedroom two also enjoys the advantage of an en-suite, making it particularly well suited to guests or older family members. The remaining bedrooms are served by a family bathroom, completing the first-floor accommodation.

Outside, the rear garden offers a generous outdoor space with plenty of potential to enjoy throughout the seasons. A paved patio area adjoining the property provides an ideal setting for outdoor dining, seating and entertaining, with the garden extending beyond to a lawned area. To the front, a private driveway provides off-road parking and leads to the integral garage, offering additional storage or potential for a variety of uses, subject to requirements.

Situated within a well-regarded residential area of Worcester, the property is conveniently positioned for access to a range of local amenities, schools and everyday conveniences. Worcester city centre is within reach, offering an extensive selection of shops, cafés, restaurants, leisure facilities and cultural attractions, alongside the city's historic streets and riverside walks. The location also offers access to transport links, making it well placed for commuters and those looking to enjoy the wider Worcestershire area.

# Tay Avenue, Worcester, WR5

Approximate Area = 1880 sq ft / 174.7 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 2016 sq ft / 187.3 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Shelton & Lines Ltd. REF: 1543301

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