

A photograph of a row of red brick terraced houses. The house in the center has a red door and a bay window. A large tree is in the foreground on the left. The sky is blue with some clouds.

SHELTON
&
LINES

31 Park Avenue, Barbourne, Worcester, WR3 7AJ

Situated in the highly sought-after area of Barbourne, Worcester, this impressive four-bedroom period home offers generous and versatile accommodation arranged over three floors. Blending traditional character with stylish modern enhancements, the property offers spacious reception rooms, a newly fitted kitchen/breakfast room, updated bathrooms, a versatile attic room and a substantial double garage.

The welcoming entrance porch leads into a hallway featuring useful under-stairs storage and an attractive period staircase. The front sitting room benefits from a bay window, feature fireplace, decorative ceiling rose and coving, with double doors opening into the dining room. This inviting space features an open fireplace and glazed doors leading to the rear garden.

The newly fitted kitchen/breakfast room combines contemporary style with practicality, offering a range of wall and base units, an integral oven, dishwasher, corner sink, built-in pantry and striking blue patterned floor tiles. An adjoining utility room has a sink/doggy bath, and provides additional storage, space for laundry appliances, a convenient downstairs WC and access to the garden. Both the kitchen and utility room have quartz work surfaces.

The first floor comprises three well-proportioned bedrooms, including a spacious principal bedroom accessed via a distinctive bookcase doorway and benefiting from en-suite facilities. A modern Jack and Jill bathroom connects the landing with bedroom three. The second-floor attic room offers a versatile additional bedroom or home office, complemented by front and rear skylights, an en-suite, fully tiled shower room and useful eaves storage.

Externally, the attractive front garden features established shrubs and colourful planting, complemented by a brick boundary wall and decorative iron gate. The rear garden provides a pleasant setting for relaxation and entertaining, with attractive planting, a patio seating area, contemporary teal porcelain floor tiles and a useful garden shed, also with power and lighting.

A notable feature is the substantial double garage, offering space for two vehicles and private parking, alongside power, lighting and an electric roller door opening onto the rear lane, which is adopted. On-street parking is also available nearby for residents and visitors. External taps to the front and rear.

Ideally positioned for convenient access to Worcester city centre and a range of local amenities, this distinctive home offers an appealing combination of period charm, modern comforts and versatile living space in a desirable residential location.

General Information

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. FIXTURES AND FITTINGS All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.

Porch

A practical entrance porch providing useful space for coats, shoes and everyday essentials.

Entrance Hall

A welcoming hallway featuring useful under-stairs storage and an attractive period staircase leading to the upper floors.

Lounge

A spacious front reception room featuring a bay window, feature fireplace, decorative ceiling rose and coving, with double doors opening into the dining room.

Dining Room

An inviting reception space featuring an open fireplace and glazed doors leading to the rear garden, ideal for family dining and entertaining.

Kitchen

A newly fitted kitchen offering a range of wall and base units, copper-tiled splashbacks with matching copper lighting, an integral oven, dishwasher, corner sink, and built-in pantry.

Utility Room

A useful additional space providing storage, attractive porcelain decorative Victoriana-style floor tiles, and half-tiled walls. Provision for laundry appliances, a recently installed Worcester Bosch boiler, a downstairs WC, and access to the rear garden.

Principal Bedroom

A spacious double bedroom. Entrance through sliding bookcase with a separate entrance hall. Airing cupboard off hall with radiator and lighting.

En Suite Bathroom

Private en-suite facilities serving the principal bedroom. Fully tiled with attractive marble-effect tiles and unique panels, with a walk-in shower

Bedroom 2

A well-proportioned bedroom situated on the first floor.

Bedroom 3

A comfortable bedroom benefiting from access to the Jack and Jill bathroom.

Family Bathroom

A modern, updated bathroom conveniently connecting the landing with bedroom three. Unique panels surround the bath

Attic Room

A spacious and versatile room featuring skylight windows to both the front and rear and a convenient en-suite shower room. Ideal for an additional bedroom or home office.



Park Avenue, Worcester, WR3

Approximate Area = 1984 sq ft / 184.3 sq m

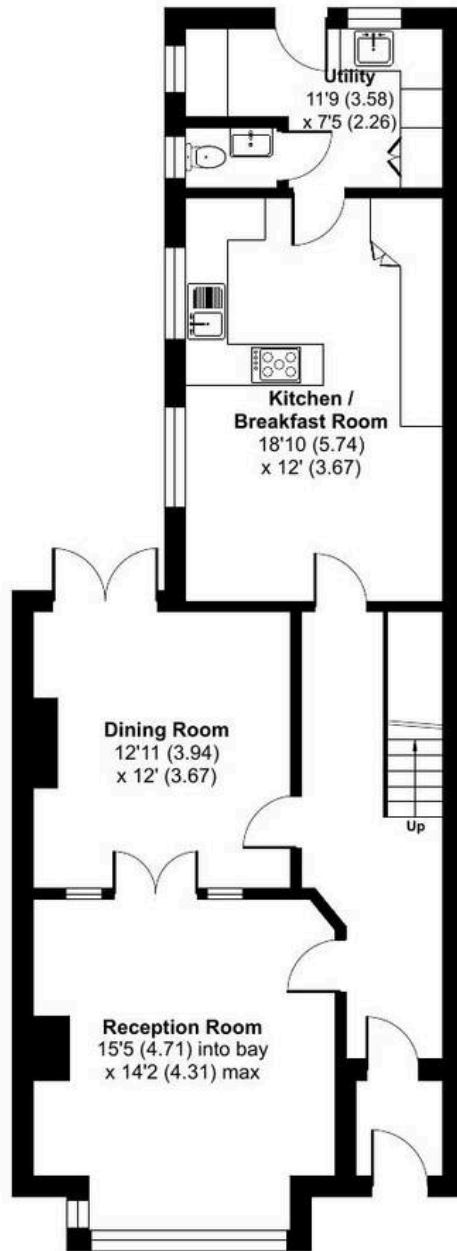
Limited Use Area(s) = 186 sq ft / 17.3 sq m

Garage = 365 sq ft / 33.9 sq m

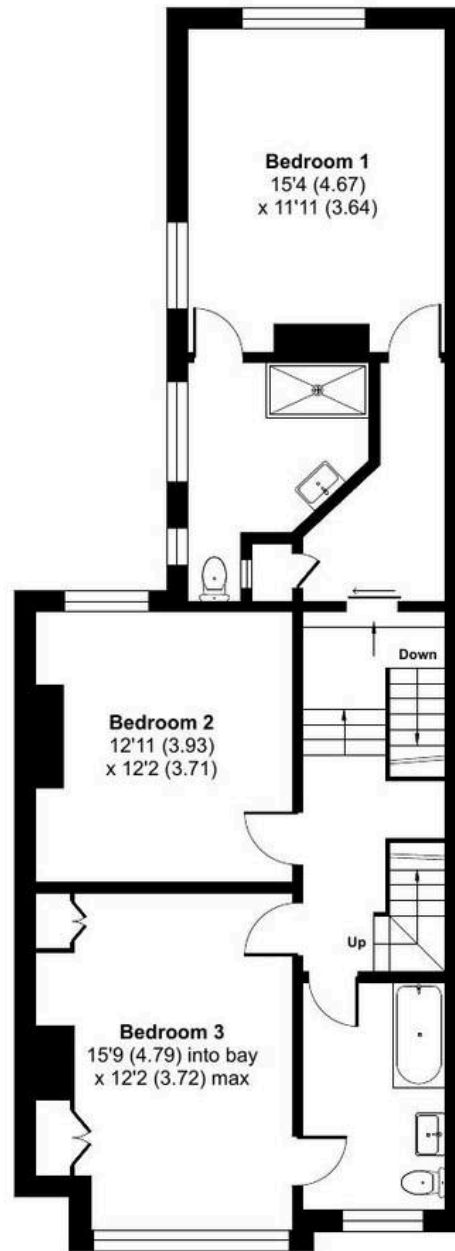
Total = 2535 sq ft / 235.5 sq m

For identification only - Not to scale

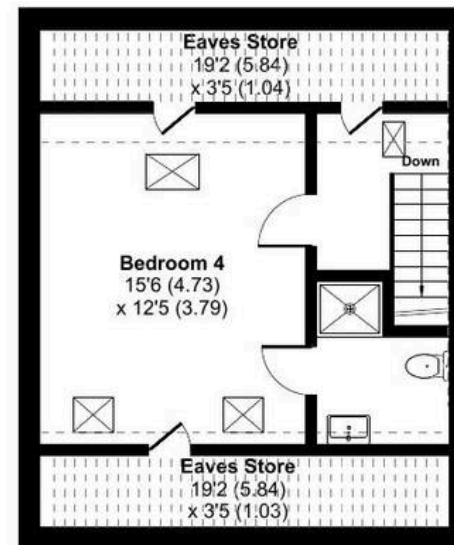
Denotes restricted
head height



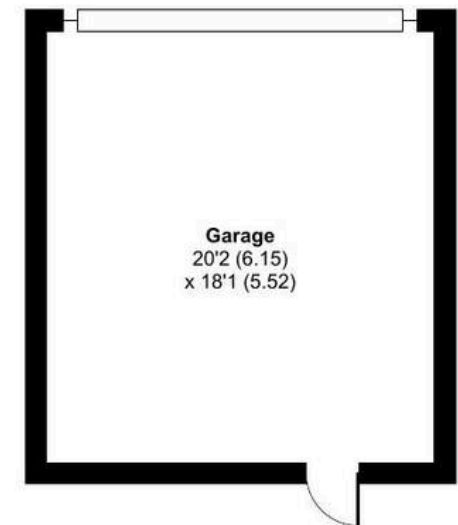
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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: 1536618

