



Fixed Price £315,000

3 Bedroom Detached House for sale  
9 ROACH CLOSE, WORCESTER



**EweMove**  
SALES AND LETTINGS





## Overview

Tucked away in a peaceful cul-de-sac in the ever-popular WR5 area, 9 Roach Close presents a fantastic opportunity for families and first-time buyers alike. This well-kept and welcoming home offers generous living space, a safe and friendly neighbourhood, and all the everyday essentials right on your doorstep - from excellent local schools to shops, parks, and quick links to the M5 and Worcester city centre.



## Key Features

- Spacious Lounge and Dining Area
- Modern Kitchen and Dining Area
- Enclosed Rear Garden with Car Port
- Modern Family Bathroom
- Generous Drive Way
- Good Sized Garden
- Close to M5 and Transport Links
- Quiet Cul-De-Sac Prime Location

















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The property features a bright and spacious lounge perfect for family time, a modern kitchen-diner with ample storage, and dining area that opens onto the rear garden - ideal for both relaxed family dinners and entertaining. Upstairs, you'll find comfortable bedrooms and a contemporary family bathroom, offering space for a growing family or visiting guests.

The private rear garden is secure and easy to maintain, giving children and pets a safe area to enjoy the outdoors. A driveway with a convenient carport to the front provides off-road parking, adding to the home's day-to-day convenience.

Whether you're stepping onto the property ladder or looking for a well-located home to grow into, 9 Roach Close delivers comfort, community, and excellent value in a sought-after family area.

#### Key Features:

- Quiet cul-de-sac location in WR5
- Spacious lounge and dining area
- Modern kitchen with plenty of storage
- Well-sized bedrooms and updated family bathroom
- Enclosed rear gated garden – safe for kids and pets



- Driveway parking plus additional on-street space
- Close to local schools, parks, shops & M5
- Ideal for young families or first-time buyers looking to settle down

Additional Information:

Council Tax Band: D

Tenure: Freehold

Viewing: By appointment only

Broadband: Superfast 1800mp

Mobile

Floodrisk: very low

### **Bedroom 1**

15' 3" x 12' 7" (4.65m x 3.84m)

### **Bedroom 2**

8' 6" x 8' 2" (2.60m x 2.50m)

### **Bedroom 3**

8' 2" x 8' 2" (2.50m x 2.50m)

### **Rear Gardens**

### **Carport**

### **Front Garden**

### **Landing**

### **Living Room**

14' 9" x 11' 11" (4.50m x 3.65m)

### **Kitchen Diner**

15' 1" x 9' 8" (4.60m x 2.97m)

### **Bathroom**

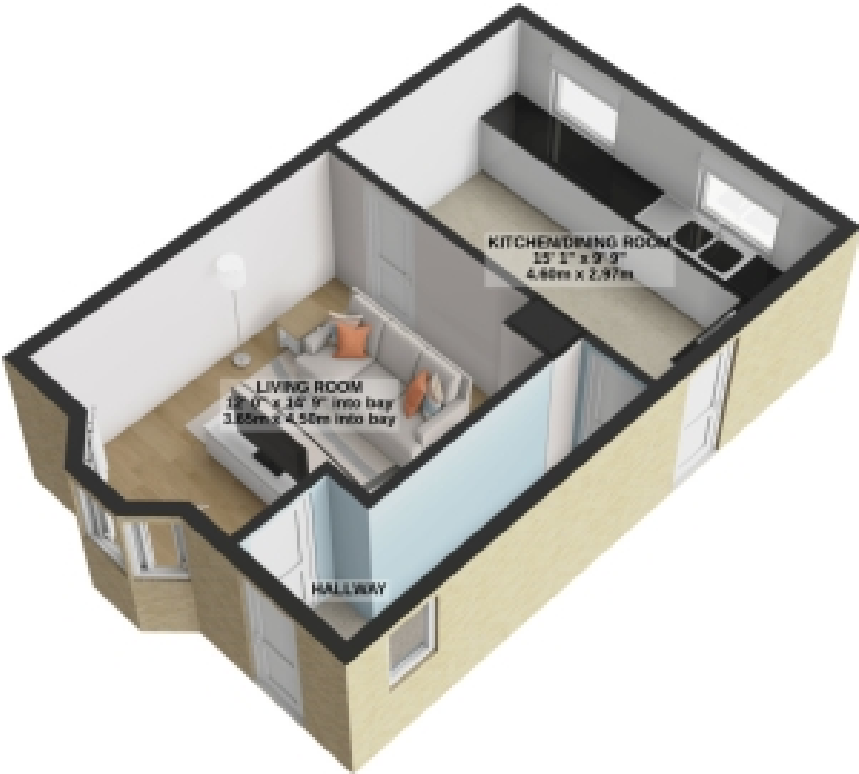
6' 2" x 6' 2" (1.90m x 1.90m)



# Floorplans

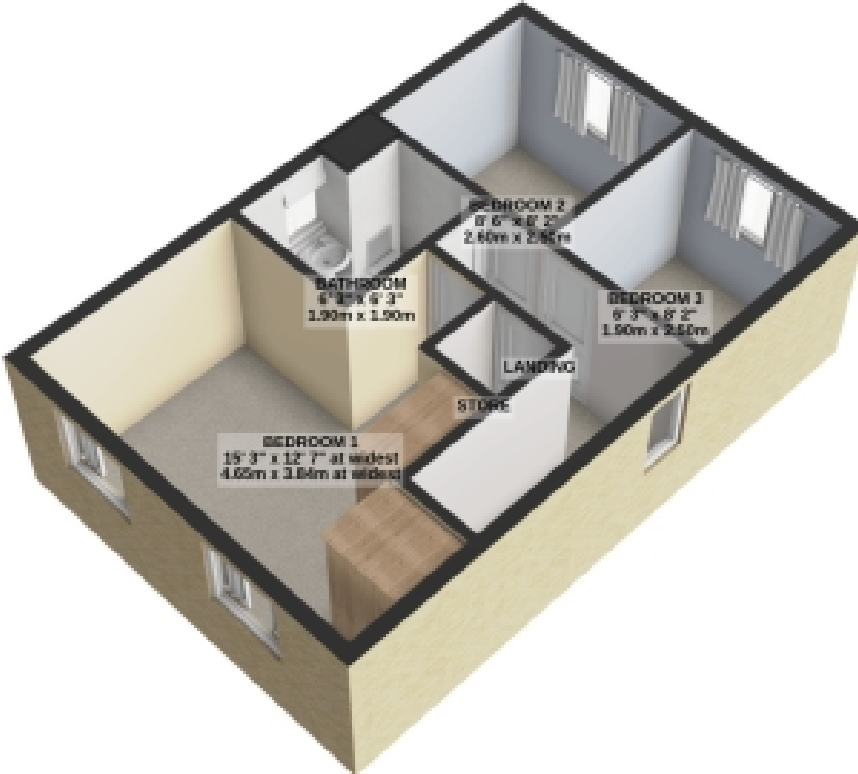
## GROUND FLOOR

350 sq.ft. (32.5 sq.m.) approx.



## 1ST FLOOR

350 sq.ft. (32.5 sq.m.) approx.



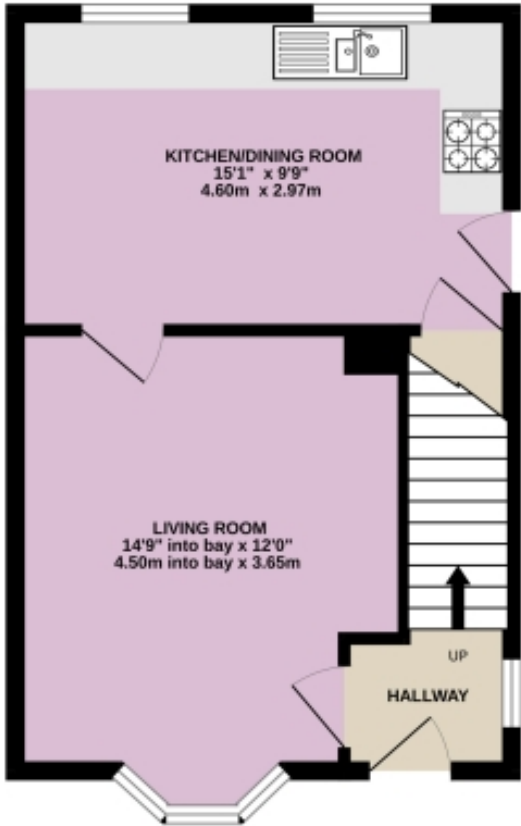
3 BEDROOM, DETACHED  
TOTAL FLOOR AREA : 700 sq.ft. (65.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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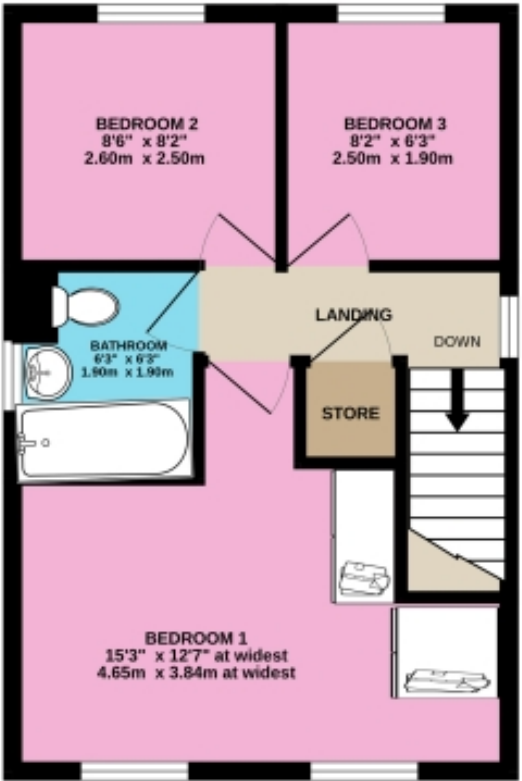


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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