



Guide Price £415,000

4 Bedroom Semi-Detached House for sale
27 St. Audries Road, Worcester



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SALES AND LETTINGS



Overview

This is not just a house; it's a thoughtfully crafted home offering space, character, practicality and cutting-edge sustainability in one of Worcester's most enviable settings and with No Onward Chain! From light-filled living spaces to productive gardens, a garden office, and a versatile integral garage, whether you're a growing family, a couple seeking more room, or professionals in search of an inspiring home-work balance, this unique property offers it all.



Key Features

- New Attic Conversion 4th Bedroom
- Air Source Heat Pump & Solar Panels
- Fully insulated garden office with integral shed
- Underfloor heating on ground floor
- Wrap around ground floor extension kingspan insulation , clad with Local Larch
- 2019 Kitchen extension, white gloss fitted kitchen
- Separate Utility room
- Shower room & 1st Floor Bathroom
- Integral Garage
- Cul de sac & 2 car driveway, in Battenhall Area of Worcester







A Rare Find in Battenhall – A Modernised 1930s Gem with Space, Style & Sustainability Tucked away in an exclusive and peaceful cul-de-sac in the heart of Battenhall, one of Worcester’s most desirable residential areas, this beautifully extended and fully modernised 1930s semi-detached home seamlessly blends period character with contemporary design. Every detail has been carefully considered to create a home that is as comfortable and practical as it is stylish. From the moment you step through the front door, the sense of space, light and quality is evident. Original 1930s proportions have been enhanced by a wrap-around ground floor extension, clad in locally sourced larch and insulated with Kingspan for exceptional warmth and efficiency. Large windows and glazed doors flood the living areas with natural light, connecting the interior to the garden beyond.

Ground Floor – Designed for Modern Living : At the heart of the home lies the 2019 kitchen extension, a striking white gloss fitted kitchen with bamboo worksurfaces, offering abundant storage, sleek surfaces and generous workspace. It flows effortlessly into open-plan living and dining areas – ideal for entertaining or family gatherings. Direct Garden access being provided by the Anderson sliding doors, Underfloor heating powered by an air source heat pump ensures even warmth and low running costs throughout the ground floor. A separate utility room, complete with a solar-thermal system providing additional hot water heating, adds practicality and convenience. The ground floor also benefits from a contemporary shower room, perfect for guests or busy family life.

First Floor & Attic Conversion – Flexible Family Spaces:Upstairs, three bright and spacious bedrooms retain their 1930s charm, One double facing the front with the bay window, window seat, and understairs storage whilst the other double faces the rear garden and the large single bedroom 4, is to the front of the home, offering plenty of storage and comfort. A stylish family bathroom with oversize bath, over bath shower and complementary basin, bidet and toilet, serves this floor. Above, a newly converted attic fourth bedroom, with full regulations met, provides invaluable extra space –also ideal as a home office, studio, or guest accommodation.

A Garden for All Seasons – Productive, Beautiful & Private: Step outside and discover a garden designed for both relaxation and productivity. The enclosed rear garden is a private sanctuary with mature planting, sustainable water butts, and designated spaces for vegetable growing. At its heart stands a majestic



mature apple tree, offering spring blossom and autumn harvests, creating a wonderful focal point for outdoor life. To the front of the property, the driveway is lined with no fewer than seven trained fruit trees, currently dripping with ripe apples, pears, crab apples and other fruits, bringing colour, scent and flavour to your approach. This carefully nurtured outdoor space blends ornamental planting with sustainable living – perfect for anyone keen to grow their own produce and enjoy a thriving garden year-round. A fully insulated garden office with integral shed/store sits discreetly within the garden – ideal for home working, creative projects or simply as a private retreat. Thoughtfully designed landscaping offers sunny seating areas for alfresco dining and quiet corners to unwind, all while benefiting from the fruit and vegetable bounty that surrounds you.

Modern Comforts & Peace of Mind: This home has been fully rewired (2019) and upgraded with energy-efficient technologies including an air source heat pump, underfloor heating, Kingspan insulation, and solar-thermal hot water support. Together, these features deliver a warm, efficient and future-ready home.

Integral Garage – Practicality & Seamless Access : Adding yet more versatility to this exceptional home is a re-roofed integral garage, offering secure, dry and practical storage for a car, bicycles or larger equipment. Its through-access directly into the rear garden ensures smooth day-to-day flow, whether you're tending to the vegetable beds, bringing in garden tools, or moving between indoor and outdoor living spaces. This thoughtful feature complements the home's sustainable, family-friendly design

Location – The Best of Worcester on Your Doorstep: Battenhall is widely regarded as one of Worcester's most prestigious addresses. This quiet cul-de-sac location, with large private driveway, offers a rare sense of seclusion while keeping you close to the city centre's excellent schools, independent shops, cafés and transport links.

In summary, this is not just a house; it's a thoughtfully crafted home offering space, character, practicality and cutting-edge sustainability in one of Worcester's most enviable settings and with no onward chain. From light-filled living spaces to productive gardens, a garden office, and a versatile integral garage, whether you're a growing family, a couple seeking more room, or professionals in search of an inspiring home-work balance, this unique property offers it all.

Flood risk very low

Traditional build

Air source heat pump, solar water heating, ground floor- underfloor heating.

Mains utilities (gas not running, but connected)

Superfast broadband available

Phone : 02;V. Good, Vodafone, 3, Virgin ; Good

Legal Disclaimer:

These particulars are prepared and issued in good faith for guidance purposes only and do not constitute, nor form any part of, an offer or contract. No person in the employment of Ewemove WorcesterEast has any authority to make or give any representation or warranty whatsoever in relation to this property. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details, are given without responsibility and any intending tenant or purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

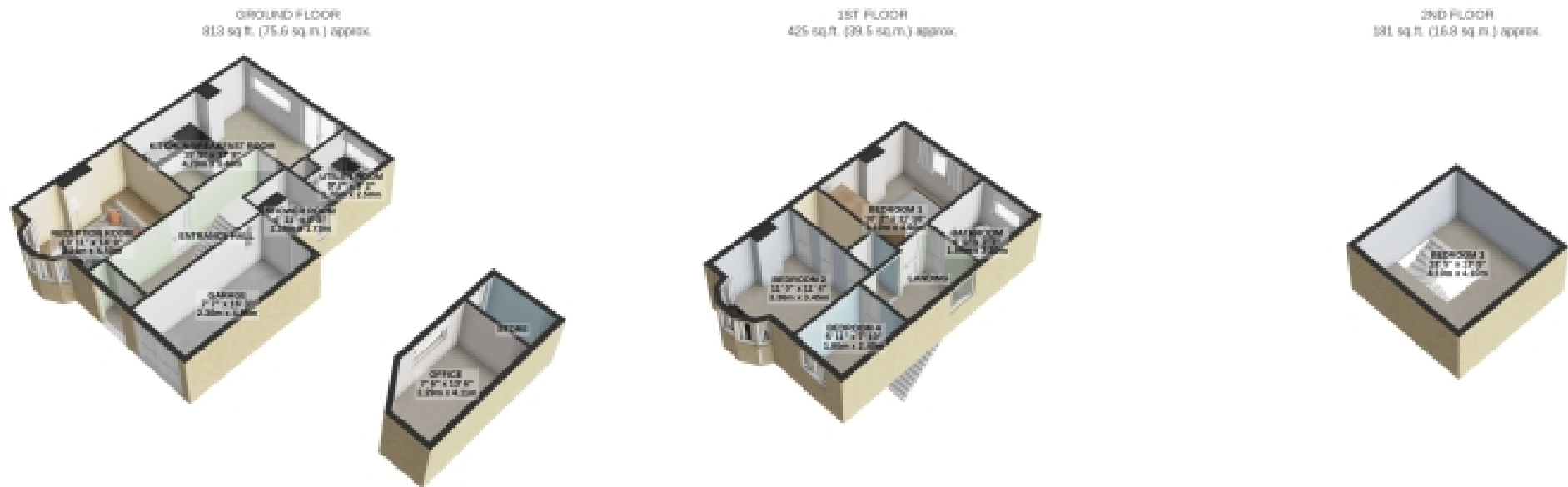
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Prospective tenants or purchasers are strongly advised to satisfy themselves, by inspection or otherwise, as to the accuracy of the particulars and the suitability of the property for their requirements.

Reception Room

14' 11" x 10' 11" (4.57m x 3.34m)
into bay

Floorplans

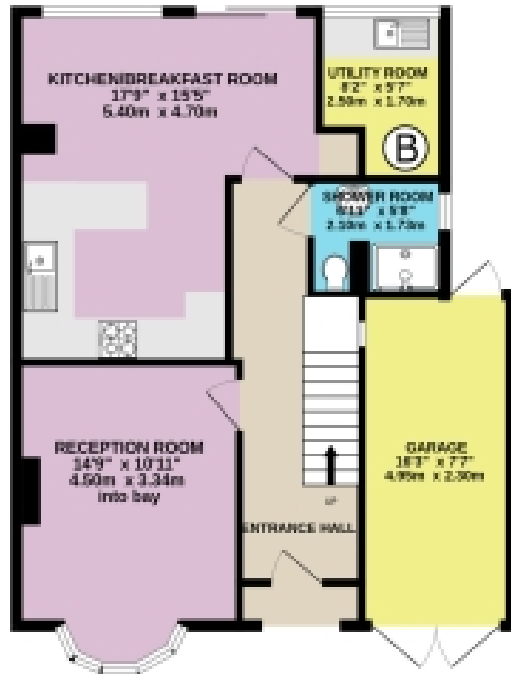


4 BEDROOM SEMI DETACHED, WITH GARDEN OFFICE, INCLUDES GARAGE, STORE AND OFFICE
TOTAL FLOOR AREA : 1420 sq.ft. (131.9 sq.m.) approx.

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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Floorplans

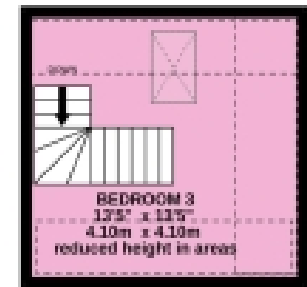
GROUND FLOOR
652 sq.ft. (75.4 sq.m.) approx.



1ST FLOOR
425 sq.ft. (29.5 sq.m.) approx.



2ND FLOOR
185 sq.ft. (16.9 sq.m.) approx.



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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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