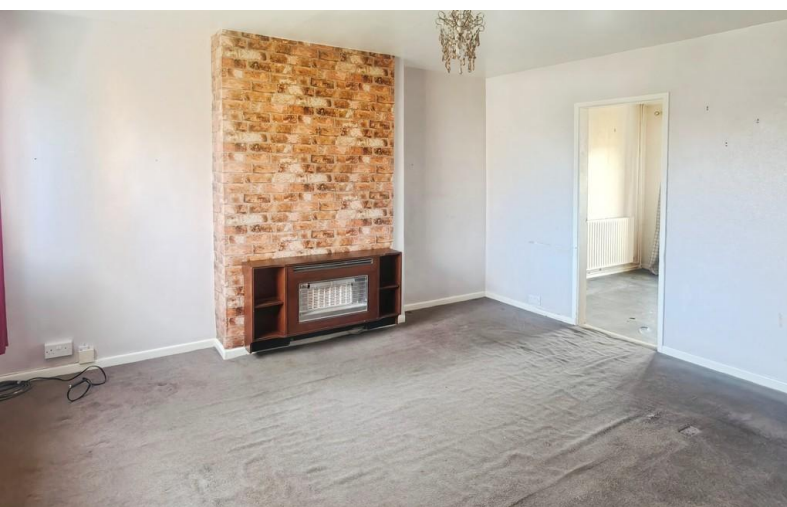


FOR SALE



Hawkwood Crescent, St Johns

3 Bedrooms, 1 Bathroom, End Terraced House

Offers In Region Of £215,000


MARTIN&CO



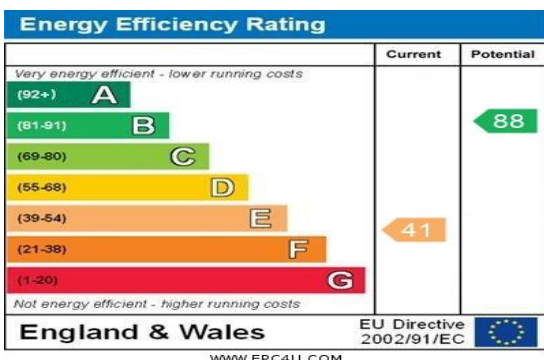
DESCRIPTION **NO ONWARD CHAIN**
DEVELOPMENT OPPORTUNITY** Martin&Co are pleased to offer this three bedroom end terraced property requiring modernisation and with the potential to add value.

- Investment Opportunity
- Chain Free
- Sought After Location
- Popular St Johns District of Worcester
- Close to Amenities
- Requiring Modernisation
- Gas Central Heating

Situated in the popular St Johns district of Worcester this chain free property offers fantastic potential as a family home or future investment. The property requires updating throughout and briefly comprises: fore garden, entrance porch with storage, spacious living room to front aspect, breakfast kitchen to rear with understairs storage cupboard. The first floor holds airing cupboard to landing, three bedrooms and a fitted family bathroom. To the rear of the property there is a lawn with patio.

Further benefits include gas central heating, double glazing throughout and a useful garage to rear.

LOCATION Hawkwood Crescent can be found within a well established and family-friendly area in the popular and sought after St Johns district of Worcester. Residents benefit from nearby local amenities, schools, green spaces, and excellent transport connections to the M5 motorway and Foregate Railway Station, making it ideal for those seeking a balanced lifestyle close to both city conveniences and the Worcestershire countryside.



LOUNGE 14' 10" x 13' 10" (4.52m x 4.22m)



BREAKFAST KITCHEN 14' 11" x 9' 06" (4.55m x 2.9m)



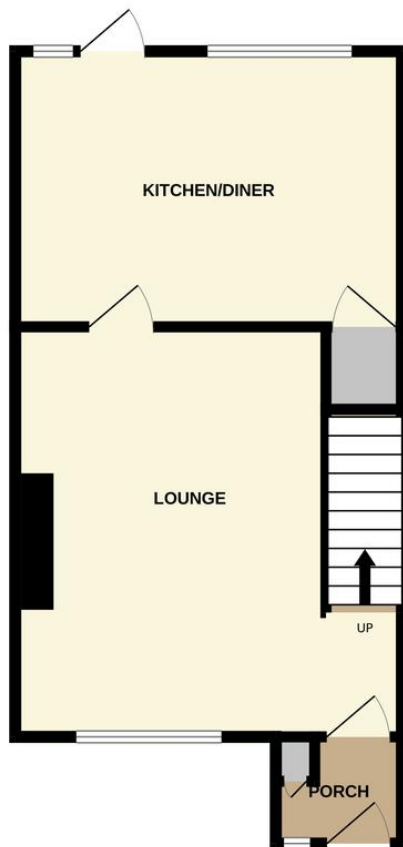
BEDROOM 11' 06" x 8' 03" (3.51m x 2.51m)

BEDROOM 11' 11" x 8' 05" (3.63m x 2.57m)

BEDROOM 6' 10" x 6' 02" (2.08m x 1.88m)



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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.