

FOR SALE



49 Peninsula Road, Norton, Worcester, WR5 2SE

4 Bedrooms, 2 Bathroom, Detached House

£399,950

MARTIN&CO



- Vacant & No Onward Chain
- Detached family home
- Freehold tenure
- Approx 1,200sqft plus conservatory
- 4 bedrooms
- Bahtroom & En suite
- Open plan living & fitted kitchen
- Study & Utility Room
- EPC band C
- Council Tax Band E
- Garage & Parking

*** VACANT & NO ONWARD CHAIN ***

This freehold detached family home is situated in the desirable Brockhill Village in the district of Norton, convenient for the M5 motorway and facilities of Worcester City Centre.

The house offers spacious and well appointed accommodation, with PVC double glazing, gas-fired central heating, private rear garden, single garage and off-road parking.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

HALLWAY 4.54m x 1.79m (14'11" x 5'10")

TOILET 1.54m x 0.64m (5'1" x 2'1")

STUDY / PLAYROOM 2.92m x 2.46m (9'7" x 8'1")

THROUGH LIVING ROOM 6.55m x 2.99m (21'6" x 9'10")

FITTED KITCHEN 4.41m x 2.39m < 2.72m (14'7" x 7'6" < 8'11")

UTILITY ROOM 1.62m x 1.55m (5'4" x 5'1")

DOUBLE GLAZED CONSERVATORY 5.12m x 2.67m (16'10" x 8'9")

FIRST FLOOR

LANDING 2.89m x 1.05m (9'6" x 3'5")

BEDROOM ONE 4.33m x 2.79m < 3.37m (14'2" x 9'2" < 11'0")

EN SUITE SHOWER ROOM 2.05m x 1.25m (6'8" x 4'1")

BEDROOM TWO 3.55m x 3.08m (11'8" x 10'1")

BEDROOM THREE 2.82m x 2.04m < 2.86m (9'6" x 6'8" < 9'4")

BEDROOM FOUR 2.82m x 2.36m (9'3" x 7'9")

FAMILY BATHROOM 2.07m x 1.58m (6'9" x 5'2")

OUTSIDE

GARAGE 5.12m x 2.48m (16'9" x 8'1") (Door width 2.13m 7'0")

PARKING

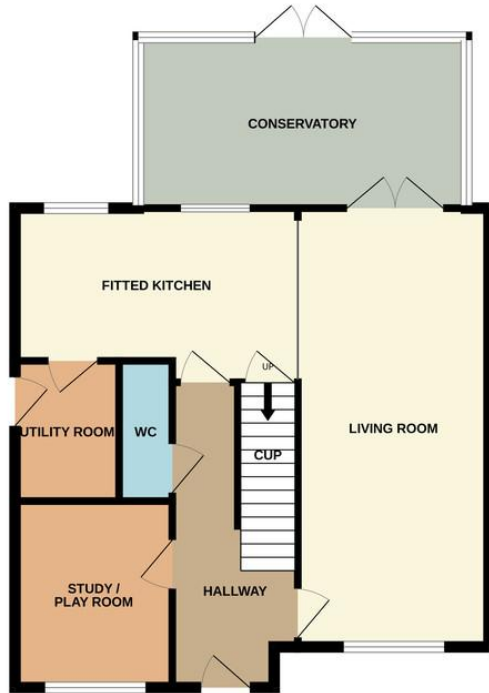
A tarmac driveway to the front of the garage provides parking for two cars and the block paved area to the front of the house provides space for a third car.

GARDEN

The property benefits from a private rear garden.



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.
Made with Metropix ©2025

Martin & Co Worcester

45 Foregate Street • Worcester • WR1 1EE
T: 01905 619890 • E: worcester@martinco.com

01905 619890

<http://www.martinco.com>



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.