



**37, 37a & 37b Old Street, Upton upon Severn, WR8 0HN**

**£525,000**

An exciting opportunity to purchase a mixed use property with car park to rear in the heart of Upton town centre. The property comprises: A three storey four bedroom townhouse Grade 2 listed with extended sitting room, separate dining room, cellar and four bedrooms over two floors. A first floor two bedroom garden apartment with sitting room, dining kitchen and its own sun terrace (currently let at £550 pcm). A ground floor commercial premises used as a hair and beauty salon with double fronted shop front, kitchette and store rooms to rear (currently leased at £7800 per year). To the rear of the property is a good sized garden with large car parking area with carport and garage (in need of repair) and a large timber framed workshop. There is potential at the rear for further development subject to planning. Viewing a must to appreciate the versatility and potential of property on offer. No onward chain.





# 37, 37a & 37b, Old Street, Upton upon Severn, WR8 0HN

## 37 OLD STREET

A three story townhouse comprising; dining room, kitchen, extended sitting room, four bedrooms over two floors, shower room, cloakroom, cellar. Good sized garden with detached workshop and car park to rear.

### DINING ROOM 13'5" x 10'7" (4.11m x 3.25m)

Accessed via a part glazed door from Old Street, front aspect full height sash window, ceiling light point, coving and central cornicing, radiator, part glazed door to;

### INNER HALL

Ceiling light point, radiator, stairs to first floor, door and stairs to cellar, part glazed door to;

### KITCHEN 10'2" x 6'6" (3.10m x 2.00m)

Rear aspect double glazed window, ceiling light point. Fitted kitchen comprising of a range of floor and wall mounted units with a wood effect work surface, part tiled walls, one and a half bowl sink unit, space for cooker with cooker hood over, space and plumbing for washing machine, space for further appliance, tiled floor, doorway to;

### EXTENDED SITTING ROOM 22'9" x 13'5" (6.95m x 4.10m)

Twin rear and additional side facing double glazed sash windows, double glazed double doors to rear garden, exposed ceiling beams, ceiling light points and recessed ceiling downlighters, two radiators.

### CELLAR 13'0" x 8'2" (3.97m x 2.51m)

Accessed via solid steps from the inner hall, exposed beams, light points. Provides useful storage.

### FIRST FLOOR LANDING

Two ceiling light points, display alcove on stairs, built in airing cupboard with hot water cylinder and slatted shelving, latched panel doors to;

### BEDROOM ONE 13'1", 11'6" x 10'3" max (4.34m x 3.14m max)

Twin front aspect sash windows, ceiling light point, radiator.

### BEDROOM TWO 11'4" x 6'7" (3.47m x 2.02m)

Rear aspect window, exposed beams, ceiling light point, radiator.

### SHOWER ROOM 6'7" x 4'7" (2.01m x 1.42m)

Refitted shower room comprising; large walk in shower with 'Bristan' shower, wash hand basin with storage below, recessed ceiling downlighters, extractor, laundry shelving. heated chrome towel rail.

### CLOAKROOM

Rear aspect obscure glass window, ceiling light point, WC.

### SECOND FLOOR LANDING

Side aspect window, wall light point, latched doors to;

### BEDROOM THREE 12'11" x 10'6" some restricted head height (3.96m x 3.21m some restricted head height)

Twin rear aspect double glazed Velux roof lights with fitted blinds, ceiling light point, fitted storage cupboards, eaves storage.

### BEDROOM FOUR 10'0" x 6'11" +recess (3.07m x 2.11m +recess)

Rear aspect window overlooking the garden, ceiling light point.

### GARDENS

To the side of the property a gated integral walkway runs from Old Street to the rear garden courtyard and provides access to 37b the apartment. The courtyard is also accessed from the sitting room. Steps lead up to a further paved area with mature flower and shrub beds to the side. Steps lead from here up to the garden apartment and a stone chip outside seating area for the rear of 37a, the commercial element. There is then a further paved seating area to the side of the large timber framed workshop. The garden continues beyond the workshop with a path through lawns and cottage style flowerbeds leading to a large stone chip parking area to the rear of the garden, accessed via the lane to the rear of the property. This provides parking for six or more cars through long railed gates. To the side there is a large double carport and separate single garage (in need of updating) leading into the parking area. N.B. This space currently offers plenty of parking in the very heart of Upton, but also has the potential for building on subject to planning.





### **TIMBER WORKSHOP 23'5" x 14'9" (7.14m x 4.51m)**

Timber framed workshop with pitched roof and corrugated iron sides. Twin wooden doors to the side, windows, power and light. This space was historically used by a bicycle builder and repairer. The building has a wide range of uses or could be replaced by something more substantial subject to planning.

### **37B OLD STREET**

A first floor two bedroom garden apartment currently let at £550 pcm

#### **ENTRANCE HALL**

Accessed via an obscure glass door, two ceiling light points, smoke alarm, rear facing window, large walk in coat cupboard with light point and hot water cylinder with slatted shelving over. Door and stairs to loft rooms (not used by tenants), doors to;

#### **BREAKFAST KITCHEN 13'5" max x 12'0" max (4.10m max x 3.66m max)**

Twin rear aspect sash windows, two ceiling light points, kitchen comprising of a matching range of floor and wall mounted units, one and a half bowl sink unit, space for cooker with stainless steel extractor over, space and plumbing for washing machine, space for tall fridge freezer, radiator, space for table and chairs.

#### **SITTING ROOM 13'6" x 12'11" (4.13m x 3.96m )**

Twin front aspect sash windows, ceiling light point, radiator, arch to inner hall with doors to;

#### **BEDROOM ONE 10'8" 8'4" (3.27m 2.55m)**

Rear aspect sash window, ceiling light point, radiator.

#### **BEDROOM TWO 10'9" x 8'5" (3.28m x 2.57m)**

Front aspect sash window, ceiling light point, radiator

#### **SHOWER ROOM**

Ceiling light point, extractor, white suite comprising; large shower cubicle with 'Aquatronic' shower, pedestal wash hand basin, push flush WC, heated chrome towel rail

#### **ATTIC**

Accessed by a door and stairs from the apartment ( but not included with the tenancy). The top floor of this side of the property comprises a large lobby with rear facing window, latched door to room one ( 3.98m x 3.74m. Latched door from here to room two (2.64m x 2.57m). Also accessed from the attic lobby via a small door in the wall is a third loft space ideal for storage.

### **37A OLD STREET**

A ground floor double fronted commercial unit currently leased at £7800 per annum.

#### **MAIN SHOP FRONT 22'8" x 22'1" (6.91m x 6.75m)**

Large open plan double fronted customer focused area accessed via a central glazed door from Old Street, twin full height windows to either side of the door with external retractable sun screens, range of lighting and power points, doors to the rear to;

#### **KITCHENETTE**

ceiling light point, sink unit, space for fridge, galzed door to rear courtyard seating area, door to

#### **CLOAKROOM**

Ceiling light point, wash hand basin, low level WC

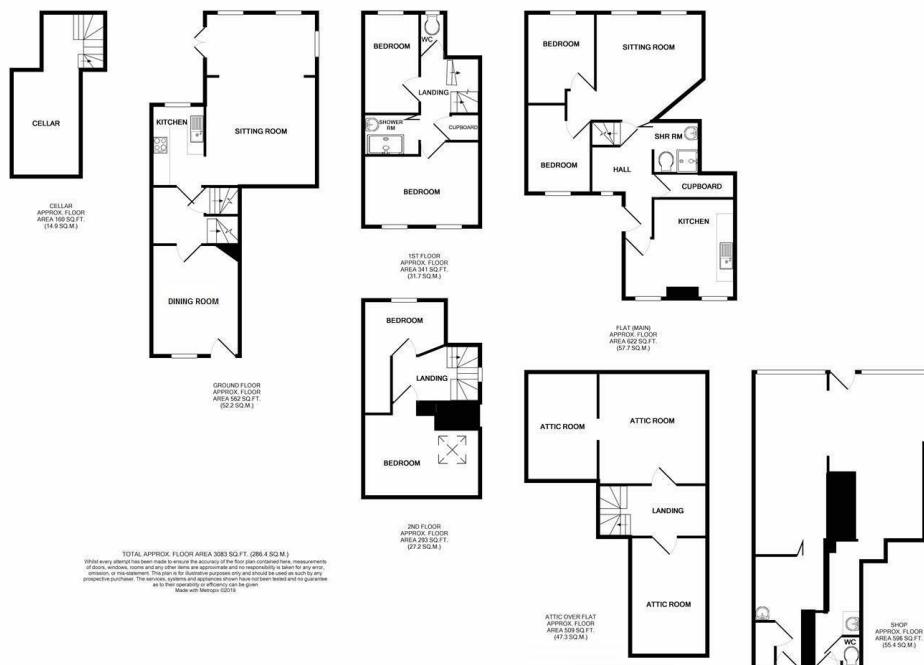
#### **STORE ROOM**

Obscure glass door to rear, ceiling light point, wash hand basin, built in further store cupboard with light point.

#### **DIRECTIONS**

From the Allan Morris office in Upton upon Severn the property can be found virtually opposite our office as indicated by the Allan Morris 'For Sale' board.





**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

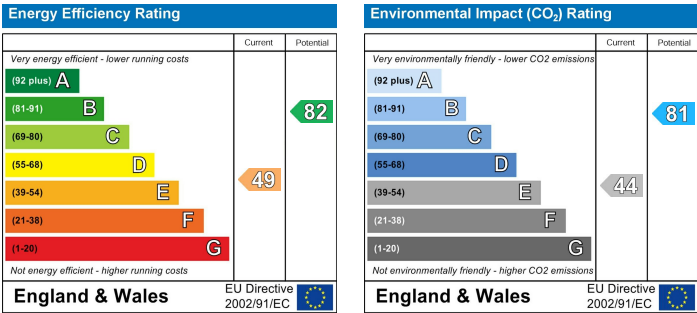
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**SERVICES:** Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: TBC

**ENERGY PERFORMANCE RATINGS:** Current: E49 Potential: B82

**SCHOOLS INFORMATION:**  
Local Education Authority: Worcestershire LA: 01905 822700



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