

# Allan Morris

estate agents

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## Kings Studio, 7 Old Street, Upton upon Severn, WR8 0HN

£450,000

A beautifully presented four storey Grade II listed mixed use townhouse with ground floor commercial usage, three double bedrooms living space with large balconies, a separate detached one bedroom duplex coach house with a tandem garage below in the very heart of Upton upon Severn, for sale with no onward chain. The ground floor commercial element comprises; large double front shop space, showroom, storeroom, kitchenette, cloakroom, further cellar storage, rear courtyard. Living space: to the first floor; large study hall with covered balcony off, double bedroom with en-suite, further large double bedroom/large reception, utility/cloakroom. To the second floor; dining kitchen with direct access to a second large balcony, sitting room with wood burner. To the third floor; large main bedroom with fitted wardrobes and en-suite. To the rear is the three storey coach house, with a tandem garage on the ground floor and a duplex one bedroom apartment over. The property is presented beautifully and offers a wide range of options for those looking for home/work space, or as a lovely central home with income.



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OFFICE GROUP

# Kings Studio, 7, Old Street, Upton upon Severn, WR8 0HN

## GROUND FLOOR

### MAIN SHOP SPACE 28'10" max into bays x 17'7" (8.80 max into bays x 5.37m)

Accessed via a glazed door with bay windows to either side, large open plan shop space, numerous light points, ROINTEED series electric radiator, doors to stairs to cellar and first floor, arch to:

### REAR LOBBY

Wall light point, built in cupboards with hot water cylinder, arch to rear shop showroom, doors to:

### CLOAKROOM

Extractor, wall light point, wash hand basin with storage below, WC.

### STORE ROOM

Ceiling light point, currently containing a wide range of shelving for storage.

### KITCHENETTE

Wall light point, wash hand basin with storage below, space for kettle and small fridge, door to rear courtyard.

### REAR SHOWROOM 19'8" x 9'8" (6.00m x 2.96m)

Twin side aspect double glazed windows, two ceiling light points, three wall light points, door to:

### REAR STORE ROOM 15'5" x 8'8" (4.71m x 2.66m)

Side aspect window and side aspect door to rear courtyard, ceiling light point.

### CELLAR 17'10" x 12'11" (5.45m x 3.95m)

Vaulted ceiling cellar, wall light point, brick floor.

## FIRST FLOOR

### STUDY 13'10" x 15'6" (4.22m x 4.73m)

Rear aspect double glazed door to covered balcony, ceiling light point, exposed beam, feature brick fireplace with wooden mantle, original wide plank elm floorboards, stairs to first floor, doors to:

### BEDROOM/LARGE RECEPTION 17'10" x 13'0" (5.45m x 3.97m)

Twin front aspect windows. two ceiling light points, exposed ceiling beam, ROINTEED series electric radiator.

### BEDROOM 14'6" max into wardrobe x 9'10" (4.42m max into wardrobe x 3.00m)

Ceiling light point, built in double wardrobe with hanging rail and shelving, NSH, wood laminate floor, double glazed French doors to courtyard, door to:

### EN-SUITE 9'10" x 5'1" (3.00m x 1.55m)

Rear aspect double glazed obscure glass window, recessed ceiling down lighters, white suite comprising: fully tiled shower cubicle with Triton shower, wash hand basin with storage below and storage to the side, WC and heated chrome towel rail.

### UTILITY/CLOAKROOM 6'5" x 3'10" (1.97m x 1.17m)

Ceiling light point, extractor, space and plumbing for washing machine with storage to side and sink and wall mounted cupboard over, WC, pedestal wash hand basin.

### LARGE COVERED BALCONY/ROOF TERRACE 16'6" x 12'0" (5.05m x 3.66m)

Balustrade and partially covered roof terrace accessed from the large study or the bedroom, wall light point, steps down to rear courtyard, fake grass flooring.

## SECOND FLOOR

### DINING KITCHEN 14'10" x 13'5" (4.53m x 4.09m)

Rear aspect double glazed window and rear aspect double glazed doors to balcony, three ceiling light point, fitted kitchen comprising:: range of wall mounted and high gloss grey units under a stone effect work surface, one and a half bowl and stainless steel sink unit, Smeg stainless steel range style cooker with stainless steel extractor over, space and plumbing for dishwasher, space for tall fridge freezer, space for dining table, to garden, to third floor, ROINTEED series electric radiator, wood effect flooring, under stairs storage cupboard, glazed double doors to:

### SITTING ROOM 17'10" x 12'10" (5.44m x 3.93m)

Twin front aspect sash windows, two ceiling light points, coving, feature corner fireplace with floor mounted wood burner on tiled hearth, wood plank flooring, ROINTEED series electric radiator.



**BALCONY 12'2" x 8'5" (3.71m x 2.58m)**

Retractable sun canopy, railings to side.

**THIRD FLOOR**

**BEDROOM 18'2" x 13'11" (5.56m x 4.26m)**

Front and rear aspect, double glazed Velux windows with fitted blinds, two ceiling light points, wide range of bespoke fitted bedroom furniture, exposed floorboards, door to:

**ENSUITE 7'8" x 6'7" (2.36m x 2.03m)**

Ceiling light point, rear facing white suite comprising: shower with rainfall and body shower, wash hand basin with storage below and lights over mirror, push flush WC, heated chrome towel rail.

**COURTYARD**

Sitting between Kings Studio and The Bakery Loft is a low maintenance courtyard with space to sit outside (if not using the balconies) with a large storage shed.

**THE BAKERY LOFT**

**LOUNGE/DINER 17'1" x 10'1" narrowing to 8'5" (5.23m x 3.09m narrowing to 2.58m)**

Access via external stairs from the courtyard which lead to a balcony, double glazed doors open to the Lounge/Diner. Two ceiling light points, feature exposed brick wall with original bread oven to side, lime washed oak laminate flooring, stairs to first floor, built in full height double storage cupboard, open plan to:

**KITCHEN 10'2" x 5'6" (3.10m x 1.69m)**

Rear aspect double glazed window overlooking Haywards Mews to the rear, two ceiling light points, fitted kitchen comprising: range of floor and wall mounted white high gloss units under a granite effect work top, stainless steel single drainer sink unit, space for cooker with stainless steel extractor over, space and plumbing for washing machine, space for further appliance, continued lime washed laminate flooring, door to:

**SHOWER ROOM**

Ceiling light point, extractor, white suite comprising: walk in shower cubicle with Triton shower, wash hand basin with wall light and shaver socket over, push flush WC.

**BEDROOM 14'0" x 8'6" (4.29m x 2.61m)**

Twin front aspect double glazed roof lights with fitted blinds, ceiling light point, access to eaves storage.

**GARAGE 27'5" x 8'5" (8.37m x 2.59m)**

Accessed from Old Street via electric roller shutter doors, ceiling light point, smoke alarm, painted floor, currently separated via wooden doors which open to a gym/utility area with ceiling light point, wash hand basin with storage below, space and plumbing for washing machine, space for further appliances, glazed door to rear garden.

**DIRECTIONS**

From our office in Old Street turn left and the property can be found after a short distance on the right hand side.



BASEMENT  
285 sq ft. (26.5 sq.m.) approx.

GROUND FLOOR  
963 sq ft. (89.5 sq.m.) approx.

1ST FLOOR  
675 sq ft. (62.7 sq.m.) approx.

2ND FLOOR  
475 sq ft. (44.1 sq.m.) approx.

3RD FLOOR  
333 sq ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 2731 sq.ft. (253.7 sq.m.) approx.

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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**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:  
**ENERGY PERFORMANCE RATINGS:** Exempt  
**SCHOOLS INFORMATION:** Local Education Authority: Worcestershire LA: 01905 822700

EPC

Material Information Report

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