



**Allan Morris**  
estate agents

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



**MAYFAIR**  
OFFICE GROUP



# Old Street, Upton upon Severn, WR8 0HN

An exciting opportunity to purchase a substantially renovated and improved mixed use property offering a wide range on income potential in the heart of Upton town centre. The main part comprises: A Grade 2 listed three storey three bedroom townhouse with extended sitting room, separate dining room, cellar and three bedrooms and two bathrooms over two floors, previously used as a holiday let. A first floor duplex three bedroom garden apartment with sitting room, dining kitchen and its own roof terrace, previously let on a six month tenancy basis but could also be used for holiday let. A ground floor commercial premises used as a hair and beauty salon with double fronted shop front, kitchenette and store rooms to rear (currently leased at £7800 per year). To the rear of the property is a COURTYARD GARDEN. Viewing a must to appreciate the versatility and potential of property on offer. No onward chain.



## 37 OLD STREET

A three story, three bedroom, two bathroom townhouse having been extensively renovated and improved by current owner to provide a fabulous town centre space which can be used as a characterful home, or holiday let. The accommodation comprises:

### DINING ROOM 13'5" x 10'6" (4.10m x 3.22m)

Accessed via a part glazed door from Old Street, front aspect full height sash window with fitted blinds, ceiling light point, coving and central cornicing, feature fireplace, wood plank floor radiator, part glazed door to;

### REFITTED KITCHEN 17'3" x 6'7" (5.28m x 2.02m)

Rear aspect double glazed window, two ceiling light points, re-fitted kitchen comprising: matching range of comprehensive emperor blue floor and wall mounted units under a wood block work surface, stainless sink with integral stainless steel hob with extractor over, integral oven, integral dishwasher, integral fridge, integral freezer, radiator, stairs to first floor, door to side passage, wood plank flooring.

### EXTENDED SITTING ROOM 22'9" x 13'3" (6.95m x 4.06m)

Twin rear and additional side facing double glazed sash windows with fitted blinds, 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

Ceiling light point, display alcove on stairs, latched panel doors to;

### BEDROOM ONE 13'1", 11'6" x 13'5" max including dressing room (4.34m x 4.09m max including dressing room)

Twin front aspect sash windows with fitted blinds, ceiling light point, radiator, door to:

Dressing room - recessed ceiling downlighters, wash hand basin with storage below, hanging rail and shelving, radiator.

### BATHROOM 11'5" x 6'8" (3.48m x 2.04m)

Rear aspect double glazed window, exposed beams, ceiling light point, recessed ceiling downlighters, radiator. Four piece white suite comprising: double end bath with shower over, large walk-in shower cubicle, pedestal wash hand basin, WC, heated chrome towel rail, wood plank flooring.

## STOREROOM

Rear aspect obscure glass window, ceiling light point, wood effect flooring.

## SECOND FLOOR LANDING

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

### BEDROOM TWO 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, radiator.

**BEDROOM THREE 10'0" x 6'9" +recess (3.07m x 2.07m +recess)**

Rear aspect double glazed window overlooking the garden, ceiling light point, exposed beams.

**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 with space for table and chairs and outside dining. Steps lead from here up to the garden apartment.

**37B OLD STREET**

A first floor duplex three bedroom bedroom garden apartment with independent access from the rear.

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

Accessed via an obscure glass door from the roof terrace. Twin rear aspect sash windows, fitted kitchen comprising of a matching range of floor and wall mounted high gloss grey units under a marble effect worktop, stainless steel sink unit, integral stainless steel hob with stainless steel extractor over, integral double oven, integral fridge, integral freezer, integral dishwasher, space and plumbing for washing machine. Radiator, space for dining table, wood plank effect flooring, door to:

**INNER HALL**

Rear aspect window, ceiling light point, stairs to second floor, doors to;

**SITTING ROOM 4.18m x 3.96m**

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

**BEDROOM ONE 10'7" 8'1" (3.25m 2.47m)**

Rear aspect sash window, ceiling light point, radiator.

**BEDROOM TWO 3.28m x 2.73m**

Front aspect sash window, ceiling light point, radiator

**BATHROOM 2.86m x 2.75m max**

Recessed ceiling downlighters, extractor, white suite comprising; large shower cubicle with rainfall and body shower, panel bath, pedestal wash hand basin, push flush WC, heated chrome towel rail and wood plank effect flooring.

**SECOND FLOOR LANDING**

Rear aspect window, ceiling light point, doors to:

**BEDROOM THREE 12'9" x 12'0" (3.89m x 3.67m )**

Some restricted head height, recessed ceiling downlighters, exposed beams, radiator, doorway to:

**DRESSING ROOM/STUDY 10'0" x 8'4" (3.05m x 2.55m )**

Rear aspect double glazed roof light, recessed ceiling downlighters.

**SHOWER ROOM 5'10" x 4'10" (1.79m x 1.49m)**

Ceiling light point, extractor, white suite comprising: wash hand basin with storage below, shower cubicle, WC, wood plank effect flooring, heated chrome towel rail.

**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, glazed 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 on Old Street, the property is virtually opposite. To arrange a viewing or with any queries please contact us on 01684 891348 or email [upton@allan-morris.co.uk](mailto:upton@allan-morris.co.uk)

**ADDITIONAL INFORMATION**

Tenure: We understand the property to be Freehold but this point should be confirmed by your solicitor. 37a and 37b do have existing leases on them, but the sale also includes the freeholds.

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 Rating: 37 Old Street Current: E49 Potential: B82. 37B Current: E52 Potential C79. 37a Current D85 (commercial EPC)

Transport Links: Malvern 8.5 miles; M50 Junction: 5 miles; Worcester 11.5 miles (approximate mileages)

Schools Information: Local Education Authority: Worcestershire LA: 01905 822700

**ASKING PRICE £675,000**



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

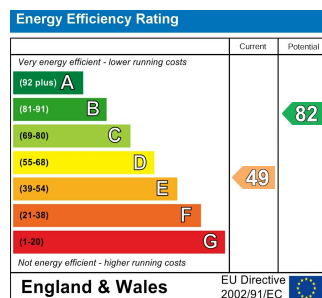
Calculations are based on RICS IPMS 3C standard.

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## EPC

## Material Information Report



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