



7 Irene Cottages

Hallow, WR2 6PQ

Andrew Grant



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 **9 Bedrooms**  **3 Receptions**  **8 Bathrooms**

Freehold / 3,133 sq. ft.
Offers in excess of £950,000

KEY FEATURES:

- Three bedroom house
- Six studio flats
- All currently with tenants
- Ample parking on private road
- Garage and outbuilding
- Large private gardens
- Great views
- Good private income
- Excellent investment opportunity

This is an extraordinary opportunity to invest in a row of studio flats with a three-bedroom house, large gardens, garage and outbuilding with plenty of parking and fabulous views. You will get a considerable annual return on your investment.

Situation

Set on a private, no-through lane on the outskirts of Hallow with wonderful countryside views to the fore, this row of studio flats and three bedroom house is in a great location. This quiet spot is just 11 minutes' drive into the centre of Worcester and Hallow is a highly sought-after village, which has lots to offer. There is a good pub, church, village hall, tennis club, post office and an Ofsted rated 'good' primary school, all within walking distance of the properties. The River Severn is also only a short walk away and there are plenty of rights of ways for countryside lovers to get outdoors and enjoy the beautiful scenery.

The City of Worcester has lots of choices for schooling, including state and independent schools, and there is an excellent variety of shops, gyms, cafes, restaurants and other amenities on offer for your tenants to enjoy. The City has good transport networks and the University attracts people from all over the country looking for rental properties.



House

This property is entered via a privacy glazed porch at the back of the house, which has lino-tiled floors and is lovely and bright. This opens into a spacious kitchen diner which dominates the centre of the house, acting as the heart of the home.

The dining area has gorgeous honey-coloured wooden floors and a feature fireplace at one end. Doors to the two reception rooms and utility lead off from here and the kitchen is at one end.

The kitchen is a long and bright room, with large dual aspect windows and modern sleek shaker-style kitchen units and cupboards with light wooden work surfaces. There is a five-hob gas Rangemaster range cooker with integrated extractor hood, integrated fridge freezer and a large ceramic sink and drainer with mixer tap under the window overlooking the countryside views at the front of the property.

The utility has a door leading out into the back garden and a window overlooking the same aspect. There are further cupboards and kitchen units with work surfaces, space and fittings for a washer/dryer and a stainless-steel sink with drainer.



Reception rooms

The living room is bright and airy with a huge bay window overlooking the countryside at the front of the property, and a second window looking to the side. There is plenty of space in here for all the family and it is truly a relaxing space. The stairs leading to the first floor are accessible from here.

The second reception room is another bright room which is slightly smaller than the main living room, but has another one of those fabulous bay windows, allowing plenty of natural light to flood the space.

First floor

The first-floor landing hosts doors to three good sized double rooms and the split family bathroom. The master bedroom at the back of the house has space for a double bed, large wardrobes and has an en suite shower room.

The en suite is finished to a high standard with fully tiled walls in a contemporary grey with a large privacy window allowing plenty of light in, a large walk-in corner shower, low level WC, pedestal handwash basin and stainless-steel towel warmer.



Bedrooms two and three

Both of these are lovely, light and spacious rooms with wonderful views across the fields from large windows. Bedroom two is dual aspect and the larger of the two, but they are both good-sized double bedrooms with room for freestanding furniture. These rooms are serviced by the split family bathroom.





Split family bathroom

Split between two rooms, the family bathroom comprises of a highly quality white low-level WC with handwash basin and vanity unit in one room. Adjacent to this is a larger fully tiled modern bathroom including a boxed bath with shower above, two windows allowing plenty of light in, a hovering handwash basin and a stainless-steel towel warmer plus, a good-sized airing cupboard.



Studio flats

Each studio flat is entered via the kitchen from the back of the property. The kitchen is spacious and bright with a large window over a stainless-steel sink and drainer. There are wall and base units with space for an under-the-counter fridge and an electric cooker with double oven. There is space here for a dining table and chairs.

Moving out of the kitchen, brings you to a small hallway with doors to the front bedroom and bathroom. The bathroom has a large built-in airing cupboard and a cream suite comprising a pedestal handwash basin with mirror above, a low-level WC and a bath with a shower above.

The bedroom is of an excellent size, with a wonderful bay or sash window and views over the countryside to the fore of the property. This is a bright and cheerful room and can easily accommodate a double bed.



Outside

The front of the property has neat gravel wells with pots of flowers under the windows and a pedestrian entrance to the right of the building, with enclosed stairs taking you up to the first-floor apartments at the back of the property. A brick paved driveway for the property is to the left of the building and there are parking spaces on the opposite side of the road.

The back garden is large and mostly given over to lawns with borders filled with shrubs and trees along the edges and a veg garden in front of the garage. There are brick-paved pathways meandering around the space and a raised patio area at the back of the garden, which would be perfect for BBQ's or relaxing with a book.



Garage and outbuilding

The double garage is a spacious new build which is lit by Velux windows and is attached to the outbuilding. The outbuilding is only slightly smaller than the garage itself and is a dual aspect room, with a door out into the garden and a door into the garage space. It has Velux windows, and a small utility area, with a sink, work surfaces and a WC. It is possible that these buildings could be converted into another dwelling, subject to the correct planning procedures.

These properties have the potential to bring in a private income of approx. £50,000 per annum, making it an amazing investment opportunity.

Services

Mains gas and electricity.

Double glazing.

Council tax band A

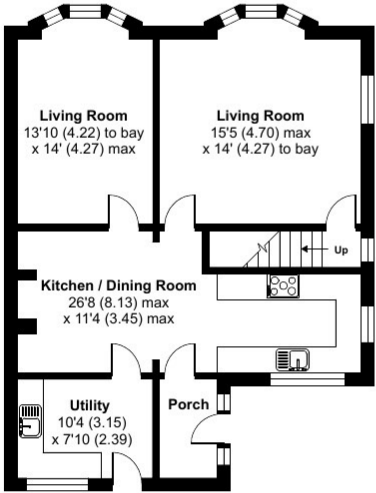
Agent Note: The flats are midway through a refurbishment programme and are not all at the same level as the one pictured.



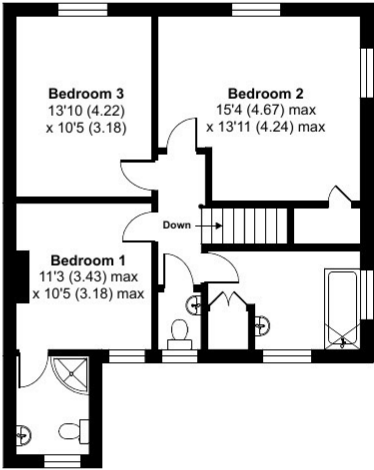
Park Lane, Hallow, Worcester, WR2

Approximate Area = 1569 sq ft / 145.7 sq m
 Annexe = 362 sq ft / 33.6 sq m
 Garage / Outbuilding = 1202 sq ft / 111.7 sq m
 Total = 3133 sq ft / 291 sq m

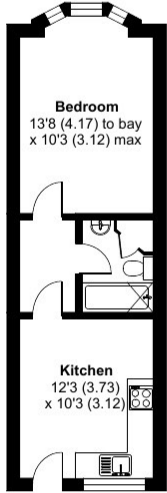
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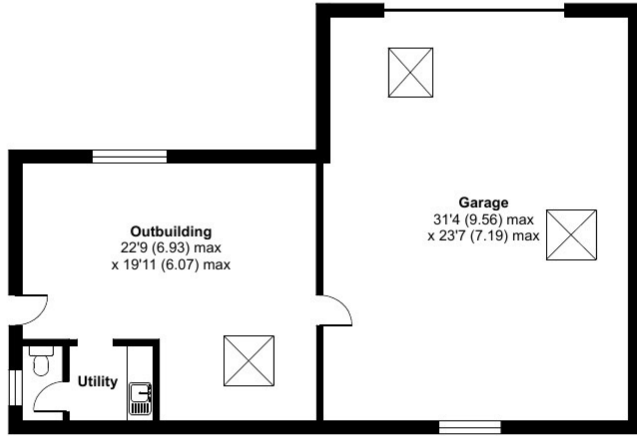
HOUSE GROUND FLOOR



HOUSE FIRST FLOOR



STUDIO FLAT



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Andrew Grant. REF: 879202



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