





**78 London Road**  
Worcester, WR5 2DY

**Andrew Grant**



# 78 London Road

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An exciting opportunity to purchase a Victorian property with huge potential.

## Key features

- Excellent city centre location
- Versatile living accommodation
- Four double bedrooms
- Potential master with ensuite
- Courtyard parking
- Garage
- Cellar
- Cloakroom

Freehold / 2,386 sq ft





A fantastic opportunity to develop a spacious family home in a convenient location on the edge of Worcester City Centre.

The well-proportioned accommodation would also lend itself to conversion to flats, or a HMO, both subject to obtaining relevant permissions.

Currently used as an office and undergoing a change of use to turn back to a dwelling, this Victorian residence retains many original character features. Understood to date from the late nineteenth century this three-story home adjoins the popular The Mount Pleasant Inn.





## Entrance

Enter into a spacious and inviting hallway with stairs to first floor, central heating radiator and doors to reception rooms and cellar.





### **Front Reception Room**

A spacious reception room located at the front of the property, with a bay window with three sash windows to front, central heating radiator and coving to ceiling.



### Rear Reception Room

A large open plan space that will make a fantastic family room. The rear section of the of the room includes a summer room overlooking the courtyard garden.







## Kitchen

Located adjacent to the rear reception room making it ideal to open up into rear reception room to make a huge open plan family room.



### **Cloakroom**

The ground floor also features a cloakroom with a low level W.C. and wash hand basin.







### **First Floor**

Upstairs, you are greeted by a landing with a window to the front, doors to two bedrooms and the bathroom and stairs to the second floor.

### Bedroom One

A spacious double bedroom with window to rear, central heating radiator and coving to ceiling.







## Bedroom Two

A spacious room, most-likely originally the master bedroom, with window to front central heating radiator.



## Bathroom

A generously-sized bathroom with white suite comprising of panelled bath, wash hand basin, low level W.C. and shower cubicle. It also features a heated towel rail, and Velux window.







### **Potential Shower Room**

Low level W.C. wash hand basin, radiator and Velux window.  
Since it was formerly a shower room, there is space and plumbing to reinstate shower cubicle.



## Second Floor

On the top floor there are three further rooms that could be used as bedrooms. Two doubles and a generous single, all with windows to front, and central heating radiators.





## Courtyard

There is a courtyard to the rear of the property with gated access onto Battenhall Walk. It could be utilised as parking or transformed into a courtyard garden.







### Garage

There is a garage to the rear of the property, accessed via Battenhall walk.







### **Services**

The property has mains gas, electricity, water and drainage.

**Council Tax** - To be confirmed.

### **Location**

Nestled on the south side of Worcester City, in a highly sought-after and convenient residential area, lies this remarkable property.

Future residents will relish the fantastic advantages of living here, as it is situated close to highly acclaimed primary and secondary schools, adding to the appeal for families. Moreover, a plethora of local amenities are easily within reach, ensuring convenience.

Beyond its prime location, the area offers excellent connectivity, granting easy access to both Worcester City Centre and the M5 motorway Junction 7, making commuting a breeze.

For those with a penchant for dining and a vibrant atmosphere, the magnificent Cathedral Square awaits just a third of a mile away. A delightful collection of restaurants encircles a picturesque public square, with the impressive Cathedral serving as a backdrop.

Transportation is made effortlessly accessible with Foregate Street Railway station located within a mile, facilitating seamless travel to various destinations.

# 78, London Road, Worcester

Approximate Gross Internal Area = 187.7 sq m / 2020 sq ft  
(Excluding Garage)

Cellar = 19.3 sq m / 208 sq ft  
Garage = 14.7 sq m / 158 sq ft  
Total = 221.7 sq m / 2386 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
50-68	D	40 D	78 C
39-54	E		
21-38	F		
1-20	G		



This plan is for guidance only and must not be relied upon as a statement of fact.



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