



Connells

The Hop Warehouse Southfield Street
Worcester



Property Description

Located on the First floor of the former Buckland's hop warehouse this flat bursts with character yet offers a spacious yet charming living arrangements. When entering the flat you are welcomed by an entrance hall which leads you through the home, starting at the kitchen, by-passing the generous double bedroom and bathroom and leading to the generous sized lounge which is currently home to a lounge layout and still has space remaining for a dining table and chairs. Whilst being a stone's throw away from Worcester City Centre this is an ideal investment or first time buy!

Location

Worcester City Centre is made up of a variety of large High Street brands, as well as lots of boutiques and independent retailers. Within the High Street there are many restaurants, pubs and wine bars. Just a stone's throw away from the south side of the City, is the sought after location of Diglis which has undergone major development in recent years and now has community of its own it benefits from having playing fields, gym, a hotel and pub.

Junction 7 of the M5 motorway is only a short drive away (approximately 3 miles) and the City also benefits from having two train stations at Foregate Street and Shrub Hill. These stations serve Birmingham and are also on a direct line to London Paddington.

Education within the City Centre comprises a variety of schools, including Stanley Road, St Georges RC, Cherry Orchard Primary School and Blessed Edward Secondary School to name a few. Worcester also boasts some well-regarded Private schools including Kings and Royal Grammar School as well as the University which is well known for its teaching and sporting degrees in addition to its research work.

Ground Floor

Communal Entrance

Two ceiling lights and carpet flooring.

Stairs leading to the First Floor where the flat is located.

First Floor

Entrance Hall

Two ceiling lights, storage cupboard and lino flooring.

Sitting Room

10' 3" x 17' 3" (3.12m x 5.26m)
Rear facing UPVC window, ceiling light, radiator and lino flooring.

Kitchen

7' x 9' 10" (2.13m x 3.00m)
Side facing UPVC window, wall and base units, electric oven and hob, space for a fridge/freezer, space for a washing machine, sink and drainer unit, extractor fan and a ceiling light.

Bedroom One

8' 1" x 14' 3" (2.46m x 4.34m)
Side facing UPVC window, ceiling light, radiator and carpet flooring.

Bathroom

Wash hand basin, W.C, shower over the bath, extractor fan, partly tiled, heated towel radiator, ceiling light and lino flooring.

Outside

Parking

There is off road parking around the back of the property.

Services

All main services are connected to the property with the exception of gas.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Directions to this property:

Pedestrian Directions: From Connells Foregate Street office turn right into Foregate Street, turning right into Pierpoint Street, at the end of Pierpoint Street turn left and immediately right into Little Southfield Street, follow the road around turning right into Southfield Street where the property will be located on the left hand side.

EPC Rating: Awaited

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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