



11 Albany Terrace, Worcester, Worcestershire





A beautifully presented Grade II listed period house with front and rear gardens, situated in the highly desirable Britannia Square Conservation Area.

Summary of accommodation

Reception hall | Drawing room | Sitting room | Kitchen and dining room | Garden room
Cloakroom | Utility

Four double bedrooms plus studio | Family bathroom and separate WC

Walled rear courtyard and walled side garden | Front lawned garden | Cellar/workshop
Double garage

In all approximately 393 sq m (4230 sq ft)

Distances

Worcester City Centre ½ mile, Worcester Foregate Street train station ½ mile

M5 (J16 and J7) 3.5 miles, Birmingham 26 miles

(All distances and times are approximate)



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Situation

11 Albany Terrace is situated on this Grade II listed Georgian terrace and is part of the Britannia Square Conservation Area.

It is only a short walk to the River Sever and Worcester Racecourse, which, as well as racing also provides excellent recreation space. Footpaths along the river from here lead up to the County Cricket Ground and Worcester Cathedral.

Worcester Foregate Street station, a short walk away, provides mainline trains to Birmingham and London and the M5 corridor is easily accessed at Junctions 6 and 7.

Worcester has many highly regarded schools, with the Grammar School and King's School within walking and cycling distance.

The property

11 Albany Terrace dates back to the early 1800s. It has been carefully and beautifully restored by the current owners, with an impressive contemporary addition added in 2014 and was shortlisted for the RIBA architectural awards.

Stone steps lead up to the front door and into a large, light entrance hall with a travertine stone floor and a sweeping staircase with mahogany handrail.

The generous drawing room features two full-length sash windows with working shutters and overlooks the attractive front garden. A fine feature of this room is the original fireplace with an ornate surround incorporating marble inset and hearth and the built-in bookcases. This room is flooded with light and has a particularly grand and airy feel.

The sitting room features fitted bookcases and a wonderful bay window looking out to a very special walled courtyard with olive and fig trees.

On the ground floor, the accommodation has been re-organised and significantly improved to create a wonderfully generous kitchen/dining room, utility room, cloakroom, and garden room.





The kitchen is exceptionally well fitted with a Harvey Jones kitchen with granite worktops. Appliances include an integrated dishwasher, fridge, double oven and gas hob.

Extending off the kitchen is large, light and airy dining area with double doors to the inner courtyard. To the rear of this area is a very useful walk-in Neptune pantry and fridge-freezer. The dining area leads to the contemporary extension. From the dining area, there are glass doors which lead to double height, a light-filled hallway off which is a cloakroom, laundry and doors to a large double garage and an external door. There is also a second oak staircase leading to a light and contemporary space, currently used as an artist's studio but could be used as a bedroom or would be perfect as a work-from-home office.

Off the kitchen is a beautiful oak floored garden room with large glass sliding doors leading to the side walled garden. The main staircase leads up to the landing, with a large arched window allowing natural light to flow through. Off the landing are three main bedrooms with original fireplaces—a large family bathroom with a walk-in shower, a free-standing bath, and a fireplace. A separate toilet off a small hall could easily be converted to an en suite. Through the bathroom is a fourth bedroom currently being used as an office. This room can be accessed from the studio.





Gardens and grounds

To the rear is a private and peaceful walled courtyard, and a delightful walled garden area to the side. It is hard to believe it is at the heart of the city with its mature and peaceful setting.

Services

Mains water, electricity, gas and drainage. BT and broadband. Mains gas central heating.

Fixtures & fittings

Only those items mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be available by separate negotiation.

Directions

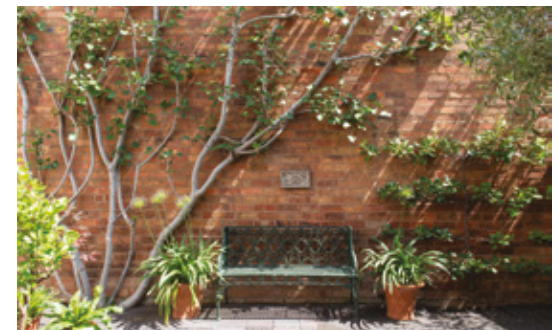
From the centre of Worcester, continue northwards along the A38 Foregate Street and continue on to The Tything. At the end of The Tything, turn left on to Back Lane South and the first right on to Britannia Road. Continue northwards and take the fourth, turning to the left on to Albany Terrace.

Property information

Tenure: Freehold

Local Authority: Worcester City Council: 01905 723471

Council Tax: Band F

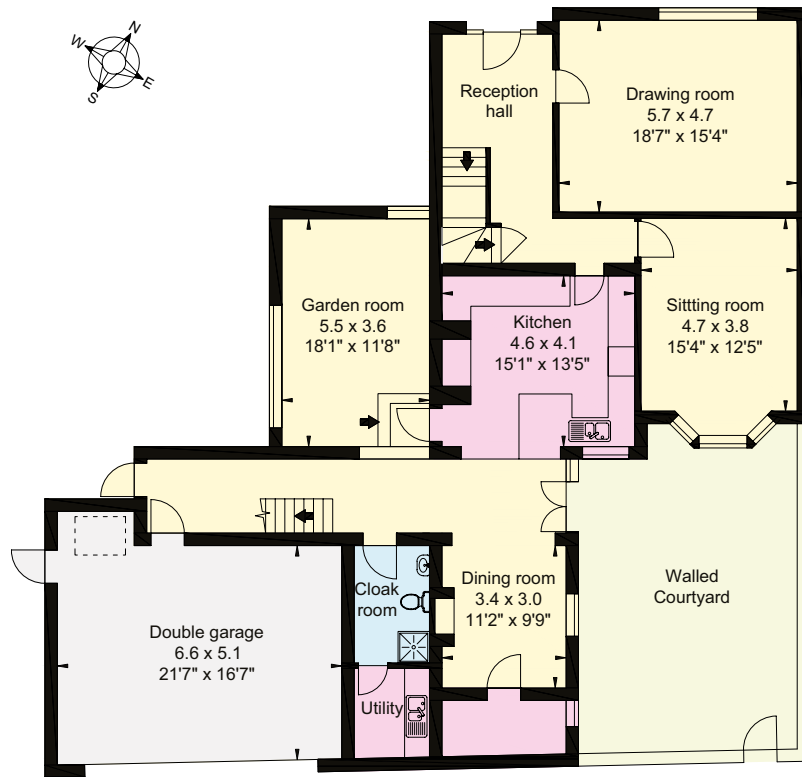


Approximate Gross Internal Floor Area

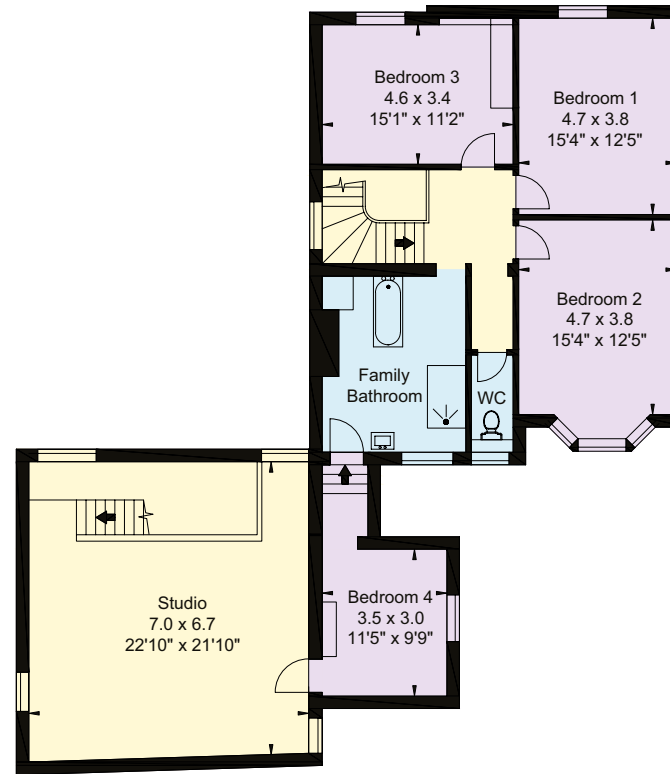
393 sq m (4230 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

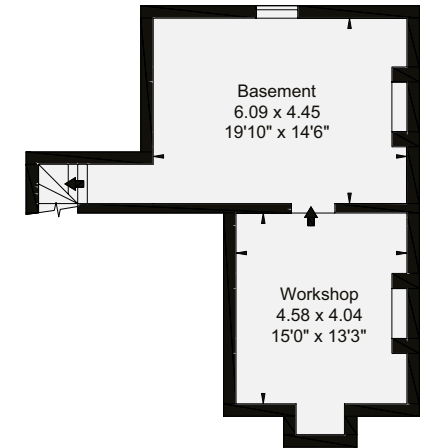
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



Lower Ground Floor



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2023. Photographs and videos dated August 2023.

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