



Astwood Road, Worcester, WR3 8EZ

Guide price £210,000



Key Features

- Ground floor commercial shop
- Separate First Floor Duplex Flat
- Private office space
- 2 Bedrooms (upstairs)
- Spacious Living Room
- Compact Kitchen
- EPC rating D
- Freehold





This Astwood Road property comprises a ground-floor commercial unit and well-proportioned two-bedroom first-floor flat, ideally situated in a convenient location near the corner of Tunnel Hill Road and Astwood Road.

Residential Flat:

Accessed via a rear entrance, this first-floor flat offers a practical living.

The accommodation includes an entrance hallway, a spacious living room, a compact but functional kitchen, and a shower room.

The flat benefits from laminate flooring throughout the main areas, with carpeting in the bedrooms and staircase.

The first bedroom is a single bedroom, and the second bedroom is on the top level which is the master bedroom with ample space.



Commercial Unit:

The ground floor consists of a generous retail unit currently utilised as storage for the tenant's business operations. It features both front and rear access, providing flexibility for commercial use. Internally, the space includes a main retail area, a rear office, kitchen facilities, and a WC.

While the property does not have designated parking, there is the potential for on street or unallocated off-road parking in the surrounding area.

The property is currently tenanted, offering a fantastic opportunity for those looking for an immediate investment with rental income, while also allowing flexibility for future personal use or occupation.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Northwood. REF: 1299741

