



Connells

Pope Iron Road
Worcester



Property Description

This three-bedroom detached property offers a rare and versatile opportunity, combining residential accommodation with a commercial premises. Situated in a convenient Worcester location, the property is well placed for local amenities, transport links, and the city centre.

Ground Floor- Currently arranged as a public house/bar area, providing excellent potential for a continued business venture or conversion (subject to planning). To the rear is a self-contained flat, offering flexible living.

First Floor- A further spacious flat, offering comfortable accommodation, ideal for owner-occupiers, tenants, or as additional rental income.

This property would suit a variety of buyers, including investors, developers, or those seeking a home and business opportunity under one roof.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the

calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Shop Ground Floor

Three front facing double glazed windows, spotlights and part carpet/ part laminate flooring.

There are separate toilets downstairs and also a storage room.

Stairs leading up to the first floor flat.

Stairs leading down to the cellar.

Hallway to the rear leading to the downstairs flat.

Cellar

Ground Floor Flat

Bedroom Two

13' 2" x 8' 6" (4.01m x 2.59m)

Rear facing double glazed window, ceiling light, radiator and carpet flooring.

En-Suite

Ceiling light, walk in shower, wash hand basin, W.C, towel radiator and laminate flooring.

Reception Area

13' 1" x 7' 5" (3.99m x 2.26m)

Two side facing double glazed windows, radiator and carpet flooring.

Kitchen

10' 5" x 5' 2" (3.17m x 1.57m)

Ceiling light, wall and base units, stainless steel sink and drainer unit, integrated oven and hob, extractor hood and laminate flooring.

Utility Room

6' 6" x 4' 9" (1.98m x 1.45m)

Boiler and laminate flooring.

Upper Floor

Living Area

18' 3" max x 14' 10" (5.56m max x 4.52m)

Front and side facing double glazed windows, spotlights, wall lights, radiator, air con unit, electric fire and wooden flooring.

Kitchen

17' 3" x 11' 11" (5.26m x 3.63m)

Side facing double glazed window, spotlights, wall and base units, stainless steel sink and drainer unit, part tiled walls, space for

appliances, double oven, extractor hood, boiler, radiator and tiled flooring.

Landing

Storage cupboard, radiator and carpet flooring.

Bedroom One

15' 5" x 9' 5" (4.70m x 2.87m)

Front facing double glazed window, spotlights, wall light, radiator, loft access and carpet flooring.

En-Suite

Front facing double glazed window, partly tiled walls, radiator, walk in shower and tiled flooring.

Bedroom Two

15' 5" x 9' 6" (4.70m x 2.90m)

Front facing double glazed window, spotlights, radiator and carpet flooring.

Bathroom

Walk in shower, tiled walls and a towel radiator.

Outside

Outside Front

There is on street parking to the front.

Outside Rear

To the rear is a flat and partly slabbed courtyard with side access.

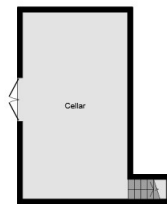
Services

All mains services are connected to the property.









Cellar



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01905 611 411

E worcester@connells.co.uk

3 Foregate Street
WORCESTER WR1 1DB

EPC Rating: D Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WOR315642



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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