

Andrew Grant
PRESTIGE & COUNTRY



The Firs

Worcester, WR2 4LN



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141 Malvern Road, Worcester, WR2 4LN

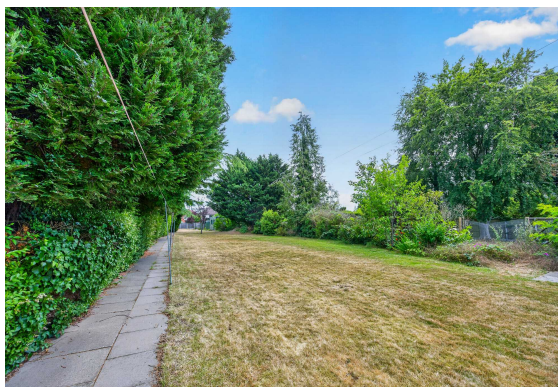
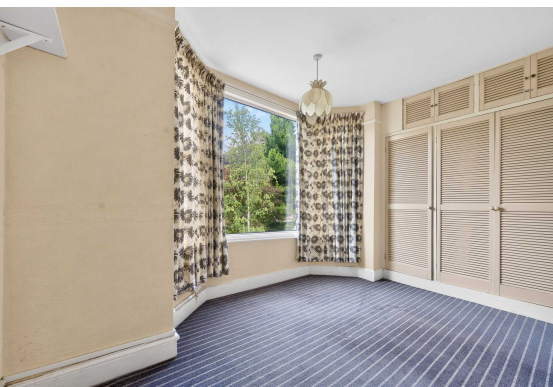
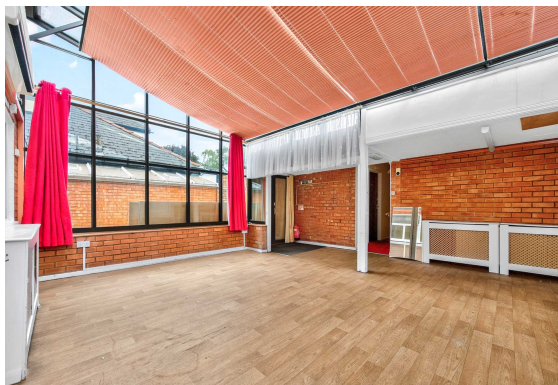
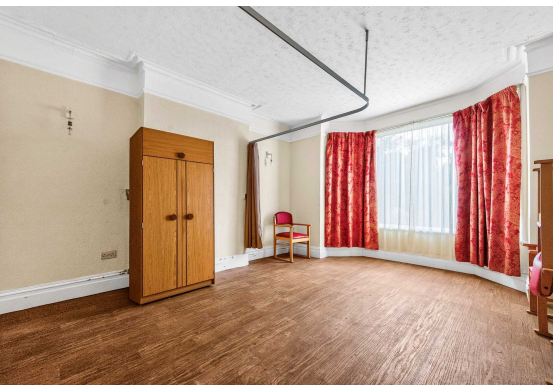
13 Bedrooms 12 Bathrooms 5 Reception Rooms

“A substantial Victorian former nursing home with thirteen bedrooms, grand reception rooms and excellent potential for renovation or conversion, subject to the necessary consents...”

Scott Richardson Brown CEO

- Over 5,000 sq ft offering potential for a children's nursery, business or residential conversion.
- Elegant reception hall with stained glass and mosaic tiled floor
- Spacious lounge, dining room and sunroom overlook the gardens
- Thirteen bedrooms, many with en suites and fitted storage
- Expansive lawn, mature trees, outbuildings and paved pathways
- Sweeping driveway and generous parking area behind secure hedging
- Sought-after Malvern Road position near amenities, schools and transport

5231 sq ft (486 sq m)





The ground floor

The ground floor offers an exceptionally extensive and versatile layout centred around an impressive reception hall with a mosaic tiled floor, stained glass entrance and staircase, linking the principal accommodation throughout the home. The generous lounge and formal dining room are complemented by a substantial kitchen, utility room, office, quiet room and additional ancillary spaces, creating a flexible arrangement suitable for a variety of future uses.



The accommodation also incorporates eight ground floor bedrooms, several served by en suites, together with shower facilities, WCs, a wet room and laundry room. A passenger lift provides access to the first floor, while the substantially extended layout offers significant scope for refurbishment and reconfiguration, subject to the necessary consents.



The first floor

The first floor continues the generous scale of the accommodation, arranged around a central landing and served by both the principal staircase and passenger lift. Five well-proportioned bedrooms are positioned across the floor, with several benefiting from en suite shower rooms, while a separate family bathroom and additional WC provide further facilities.





Many of the bedrooms enjoy large windows, with some featuring attractive bay windows overlooking the gardens, while others incorporate fitted wardrobes or wash basins. The well-balanced layout reflects the property's former residential care use and offers excellent potential for refurbishment, reconfiguration or alternative future uses, subject to the necessary consents.



The garden

The expansive rear garden offers a long level lawn bordered by mature trees, evergreen hedging and colourful shrubs. A paved pathway meanders through the plot, leading to timber outbuildings, while seating areas provide opportunities to enjoy the space and scope of this impressive outdoor setting.



The driveway and parking

A sweeping tarmac driveway approaches the handsome red-brick façade, framed by mature hedging and specimen trees. The broad forecourt provides extensive parking and turning space, with a central island of lawn and evergreens, and gated access leading to the side and rear of the property.

Location

Situated on Malvern Road in the thriving cathedral city of Worcester, the location enjoys convenient access to local shops, schools and transport links, as well as the open countryside of the surrounding hills and river walks. Residents benefit from a blend of urban convenience and green space, with parks, recreational facilities and community amenities nearby. Commuting is made easy via nearby bus routes and road networks connecting to surrounding towns and motorways, while Worcester's rich history, independent shops and cultural venues provide plenty to explore.

Services

The property benefits from mains gas, electricity, water and drainage.

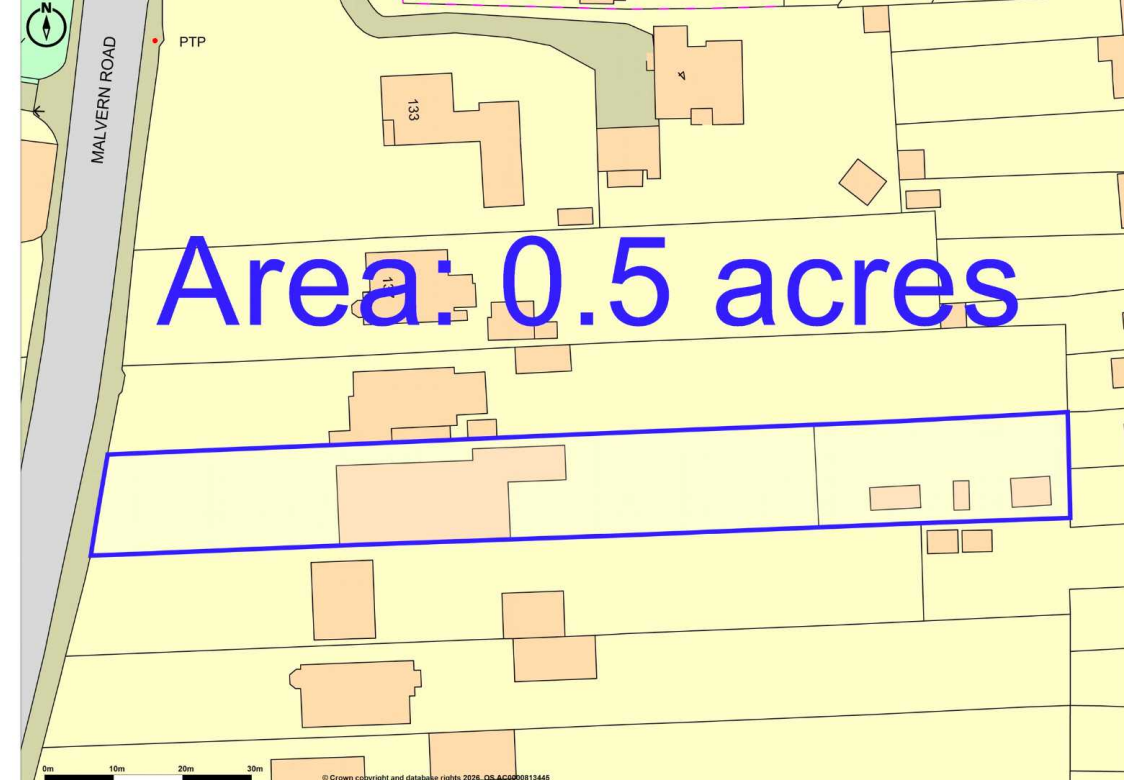
Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 1000 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

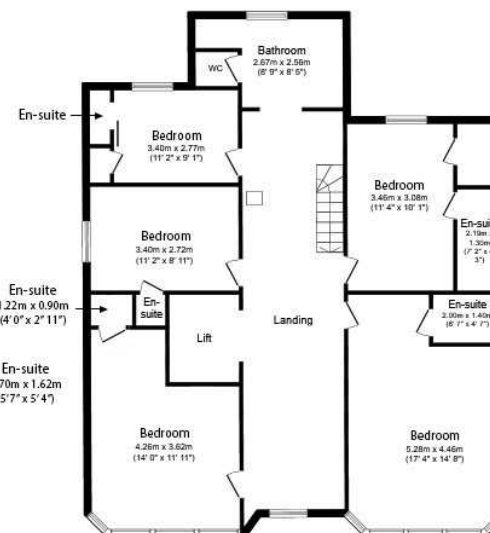
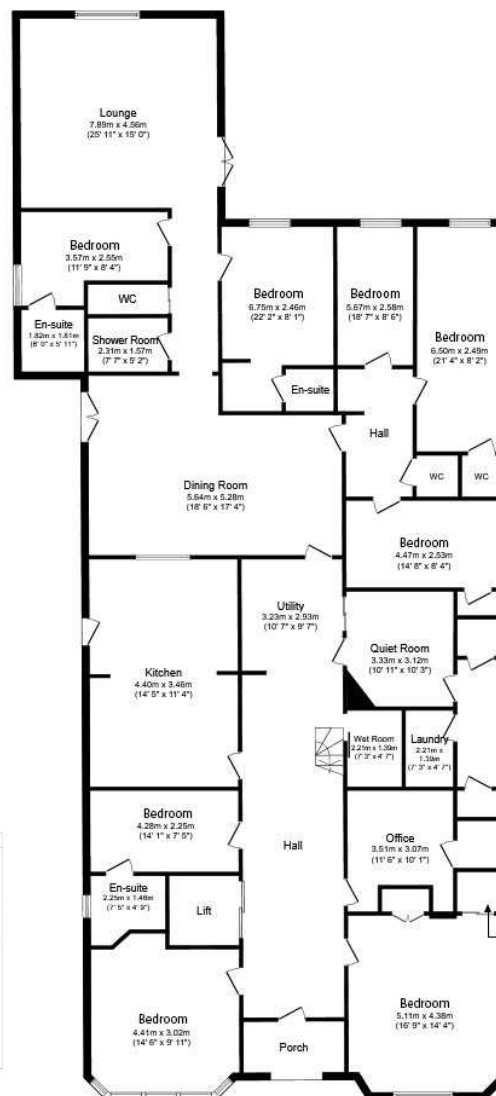
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band G



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	78 C
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

Total floor area 486.0 sq.m. (5,231 sq.ft.) approx

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

