



Dashwood House- Flat 1 & Flat 2 36A Britannia Square,
Worcester, WR1 3DH

 6  4  2  D

**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL ****

Philip Laney & Jolly Worcester are delighted to present this substantial and highly versatile period residence occupying a prestigious position within the sought after Britannia Square. Offering exceptional flexibility for investors, developers and discerning families, this unique property is currently arranged as two generously proportioned three bedroom apartments, each providing spacious living accommodation with well appointed kitchens, bathrooms and elegant reception rooms.

Rarely does an opportunity arise to acquire a property with such significant potential. Planning permission has been granted for both internal and external alterations, creating the opportunity to restore the building into a magnificent single family home tailored to modern lifestyles while retaining its character and presence.

Further enhancing its appeal, the detached double garage benefits from approved planning permission for demolition and replacement with a detached annexe, offering ideal accommodation for multi generational living, guest quarters or home office space.

Set within one of Worcester's most desirable residential locations, Britannia Square is renowned for its attractive surroundings, convenient access to the city centre and excellent local amenities. Available with no onward chain, this exceptional property presents a rare combination of immediate accommodation and future development.

A truly outstanding opportunity to create a landmark family home or maximise the existing residential configuration in one of Worcester's finest addresses.

Please note: The main marketing image is a CGI-enhanced artist's impression showing the property's anticipated appearance following the proposed conversion and re-rendering works. The image is for illustrative purposes only and should not be relied upon as an exact representation of the finished development



GROUND FLOOR FLAT 1

Entrance Hallway

Wooden door opening to inner hallway. Laminate flooring. Ceiling light point. Obscure glazed doors open to:

Living Room

Two sash windows to the rear aspect. Two ceiling light points. Air conditioning unit. Laminate flooring. Obscure glazed door to:

Bedroom One

Two single glazed sash windows to front aspect. Built-in wardrobes. Underfloor heating and ceiling light point.

Inner Hallway

Built-in storage cupboard and light point.

Bedroom Two

Single glazed sash window to the rear aspect. Built-in wardrobe. Ceiling light point. Underfloor heating and air conditioning unit.

Bedroom Three

Two sash windows to the front aspect. Ceiling light point and underfloor heating.

Kitchen

Single glazed sash window to the rear aspect. Kitchen fitted with a range of wall and base units with worksurface over. One and a half stainless steel sink and drainer. Space and plumbing for dishwasher and washing machine. AEG oven and 4 ring hob. Cupboard housing water tank. Integrated fridge freezer and breakfast bar. Tiled flooring.

Bathroom

Panelled bath with electric shower over, low level WC and pedestal wash hand basin. Vinyl flooring. Ceiling light point.

FLAT 2





Entrance Hallway

Stairs rising to upper floor.

Living/Dining Room

Spacious and light living dining area with three double glazed windows to the rear aspect. Four ceiling light points. Underfloor heating.

Bedroom One

Two double glazed windows to the front aspect. Underfloor heating. Ceiling light point.

Bedroom Two

Double glazed windows to the front aspect. Underfloor heating and ceiling light point.

Bedroom Three

Two double glazed windows to the front aspect. Built-in wardrobes. Underfloor heating and ceiling light point.

Bathroom

Two obscure double glazed windows to the side aspect. Panelled bath with 'Triton' shower over, low level WC and pedestal wash hand basin. Vinyl flooring. Shaver point and wall light.

Kitchen

Double glazed window to the rear aspect. Wall and base units with 'Siemens' dishwasher. Space and plumbing for washing machine.

Outside - Front

Extensive parking to the front with electric charging point.

Outside - Rear

Walled garden, laid to lawn with planted borders. Gated side access and outside tap.

Double Garage

Two up and over doors.

Planning permission for demolition and replacement with a detached annexe

Tenure Freehold

We understand that the property is offered for sale Freehold.

Services

Mains electricity, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Floor Plan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be :

FLAT 1: C

FLAT 2: C

Worcester Council

<https://www.worcester.gov.uk/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Broadband

We understand currently that Full Fibre Broadband is available to order now at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Verifying ID

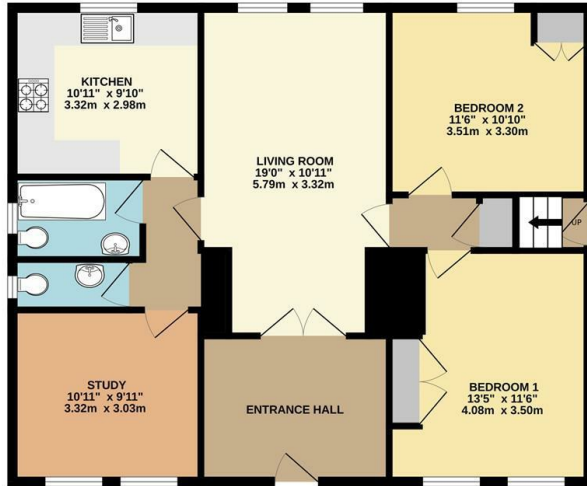
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Agents Note

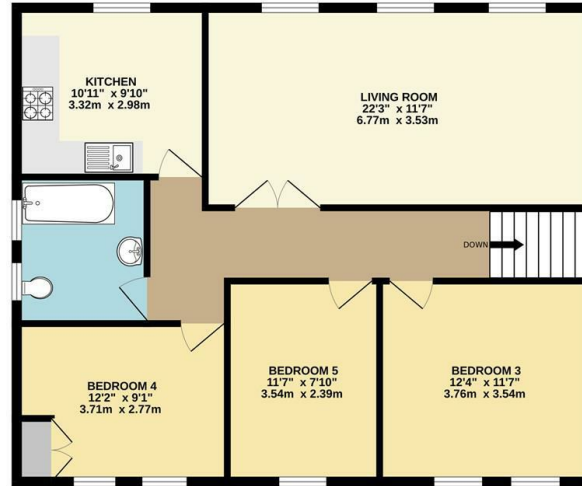
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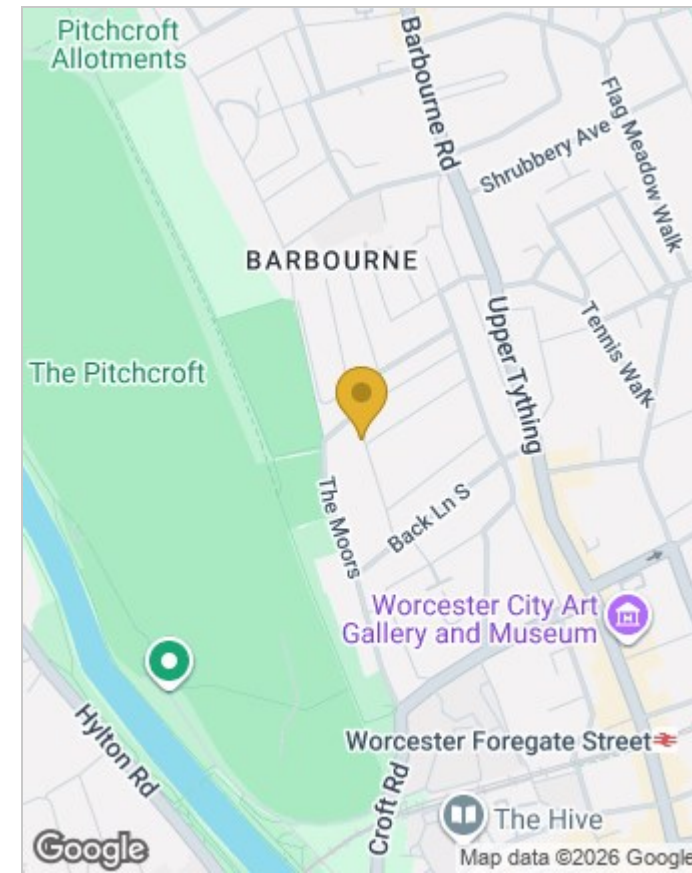
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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<https://www.pljworcester.co.uk/>