



Allan Morris
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 **MAYFAIR**
OFFICE GROUP

7 Powick Mills, Old Road, Lower Wick, Worcester. WR2 4BU

Guide Price £465,000

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A three/four bedroom character property offering immaculately presented, light and airy accommodation over four floors, within this historic Grade II Listed building on the south western edge of the city. The location provides easy access to Worcester city centre, national road and rail networks.

Accommodation briefly comprises: Reception Hall, Kitchen Dining Room, Lounge with private balcony off, Cloakroom, 3 double bedrooms (Main Bedroom having a refitted En-Suite Shower Room), Mezzanine offering potential for a further Bedroom or Home Office/ Study, Family Bathroom, Utility Room, Study/Home Office and storage cupboards.

Outside: To the front of this stunning building is a communal car park with electric gated vehicular access and a gated pedestrian access, number 7 benefiting from 2 allocated car parking spaces. Bin store, communal garden/entertaining space. Number 7 further benefits from having its own private balcony with views over the River Teme and beyond.



Lounge/Kitchen/Dining Room: - 10.64m x 5.59m (34'11" x 18'4")

Utility Room: - 3.63m x 2.95m (11'11" x 9'8")

Store: - 5.59m x 4.44m (18'4" x 14'7")

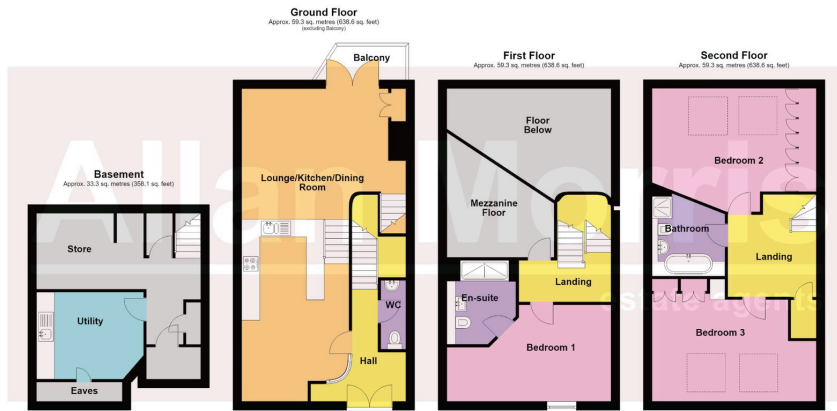
Bedroom 1: - 5.59m x 3.28m (18'4" maximum x 10'9")

Bedroom 2: - 5.59m x 3.66m (18'4" x 12'0" maximum)

Bedroom 3: - 5.59m x 4.17m (18'4" x 13'8")

Bathroom: - 3.07m x 2.46m (10'1" x 8'1")





Total area: approx. 211.3 sq. metres (2274.0 sq. feet)
DISCLAIMER: Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- Light and airy, spacious accommodation
- Spacious and versatile accommodation
- Double glazing
- Views over the River Teme and beyond
- Council Tax Band: F
- Stunning character building (Grade II Listed)
- Gas central heating with a new Combi boiler
- Sought after edge of city location
- Viewing highly recommended



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	