



118 Astwood Road, Worcester
WR3 8EZ

Your mission, should you chose to accept it ... is to re-invent this property into the perfect family home.

This is not going to be for the faint hearted, as it really is a challenge. Presently this home is separated (please do not take this to mean converted) into an upper and a lower unit, with bathrooms and Kitchens on each floor (please speak with your mortgage advisor regarding the two kitchens before booking a viewing as it may not suit all mortgage companies). The rest of the property could be laid out with three bedrooms upstairs, with two reception rooms on the ground floor and a cellar.

The long garden currently resembles the Borneo Jungle, although having walked it several times, we can confirm there are no Lions, Tigers or Bears (Oh My!). Although a great place to play hide and seek, once finished this could be a beautiful garden, long enough to have have a seating area, BBQ area and play area for the little ones.

To fully convert this property in to two separate units, would need planning permission and signing off via building control.

Currently this property is separated into two flats (this is not a conversion), there are two electric meter feeds into the property and two council taxes (for ground and first floor), however the property is registered at Land Registry as a FREEHOLD house, hence the property being sold as a single dwelling.

The home is walking distance of Perdiswell Primary School and Tudor Grange Academy, several pubs, beauty clinic, convenience stores, take away outlets, a cafe & an Indian restaurant. Worcester is a short walk or drive away from the home & offers a wide range of amenities to include; bars, pubs, restaurants, cafes, shops, supermarkets & leisure facilities. There is a retail park nearby with brands such as Next & a M&S Foodhall. There are two train stations with direct links to London & the M5, J6 & J7 are both a short drive away.

There are two EPC's for the property Ground Floor Current 40 - Potential 72 and for the first floor - Current 45 - Potential 78

FREEHOLD

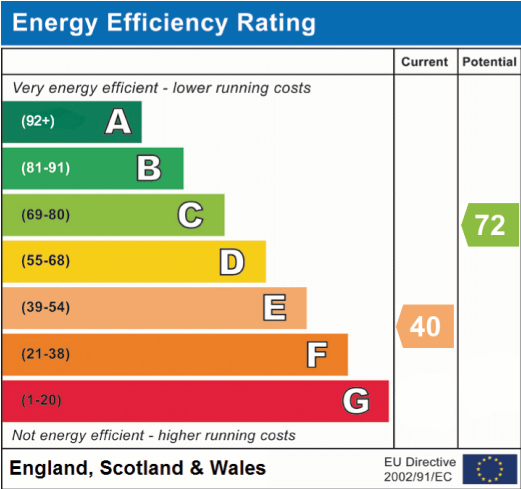
Council Tax Band A - Worcester Council (For each flat - however this will change if being turned back into a single dwelling)





Agents Note

Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.

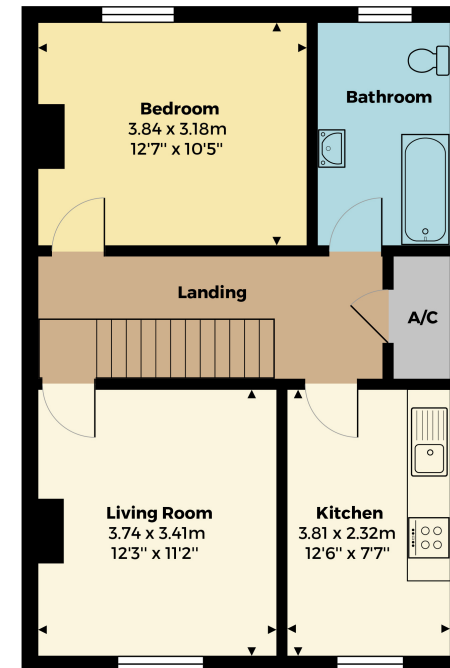


General Information

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.



All measurements are approximate and for display purposes only



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