Philip Laney & Jolly



Irene Cottages Park Lane, Hallow, WR2 6PQ

Guide Price £1,000,000

9 8 8 E

PLJ Worcester are delighted to showcase this exceptional rare investment opportunity comprising a three-bedroom semi-detached house, six self-contained studio apartments and a substantial detached garage/workshop, occupying a peaceful rural setting with open countryside views.

Irene Cottages is a unique and versatile investment opportunity, situated within the highly popular village of Hallow, to the west of Worcester. Enjoying a peaceful position surrounded by open countryside, with attractive rural views to the front, whilst still being conveniently located for Worcester and the surrounding areas.

The semi-detached house has been thoughtfully reconfigured and modernised in recent years and provides well-proportioned accommodation arranged over two floors. The ground floor comprises two reception rooms, a modern kitchen/diner and separate utility room, whilst upstairs are three double bedrooms and two bathrooms, offering excellent family accommodation.

In addition, the property benefits from six studio apartments with three studios situated on the ground floor and a further three on the first floor.

Further enhancing the property's potential is a very large detached garage and workshop, currently used for excellent storage and workspace. However the building does also have great development potential and could be converted into additional dwellings or demolished with alternative dwellings built in its place subject to the necessary planning permissions and consents. This offers an exciting opportunity to further enhance the property's value and income potential.

The house, all six studio apartments and the garage are currently rented out with the house currently achieving £1495 pcm, each apartment on average achieving £654pcm (totally £3924 pcm for all six) and the garage achieving £450 pcm. All this gives the a purchase a potential yield of over 7%

The combination of the main three-bedroom house, six studio apartments, substantial outbuilding and sought-after rural location makes Irene Cottages a particularly rare opportunity. Early viewing is highly recommended to fully appreciate the scale, versatility and potential of this exceptional property

House

Entrance hall
Obscure double glazed entrance door and side panel. Ceiling light point. Radiator.

Kitchen/diner
Two double glazed windows. Modern wall and base units with work surface over. Integrated fridge freezer. Space for cooker with extractor over. One and a half bowl sink and drainer. Tiled splashbacks. Ceiling spotlights. Radiator. Understairs storage.

Utility room
Obscure double glazed door. Double glazed window. Wall and base units with work surface over. Space and plumbing for washing machine. Ceiling spotlights. Radiator. Tiled splashbacks. Stainless steel sink and drainer.

Living room
Double glazed bay window. Double glazed window. Ceiling light point. Radiator.

Sitting room
Double glazed bay window. Radiator. Ceiling light point.

Bedroom One
Two double glazed windows. Radiator. Ceiling light point.

Bedroom Two
Double glazed window. Radiator. Ceiling light point.























Bedroom Three
Double glazed window. Radiator. Ceiling light point.

En-suite
Obscure double glazed window. Ceiling spotlights. Extractor fan. Heated towel rail. Tiled walls. Quadrant shower tray with electric shower. Pedestal wash hand basin and low level WC.

Bathroom
Obscure double glazed window and double glazed window. Radiator. Ceiling spotlights. Heated towel rail. Panelled bath with shower over. Pedestal wash hand basin. Tiled walls. Storage cupboard.

WC
Obscure double glazed window. Low level WC. Wash hand basin. Radiator.

Flats One, Two & Three

Kitchen
Double glazed entrance door. Double glazed window. Ceiling light point. Electric heater. Matching wall and base units with work surface. Space for cooker and fridge freezer. Stainless steel sink and drainer.

Rear hall
Ceiling light point. Doors off to:

Bathroom
Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Extractor fan. Fan heater. Tiled splashbacks. Ceiling light point.

Lounge/bedroom
Double glazed bay window. Two ceiling light points. Electric heater.

Flats Five, Six & Seven

Kitchen
Double glazed entrance door. Double glazed window. Ceiling light point. Electric heater. Matching wall and base units with work surface. Space for cooker and fridge freezer. Stainless steel sink and drainer. Please note that flat number Six also has plumbing for a washing machine in the kitchen.

Rear hall
Ceiling light point. Doors off to:

Bathroom
Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Extractor fan. Fan heater. Tiled splashbacks. Ceiling light point.

Lounge/bedroom
Double glazed window. Two ceiling light points. Electric heater.

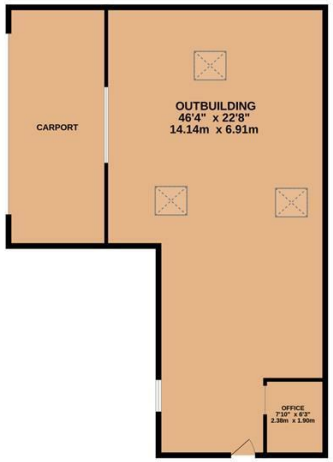
Garage
Up and over door. Double glazed side entrance door. Double glazed windows. Light and power. WC and water connection.

COUNCIL TAX WORCESTER
We understand the council tax bands presently to be : A for Flats One, Two Three, Five, Six & Seven, and band D for the house.
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).

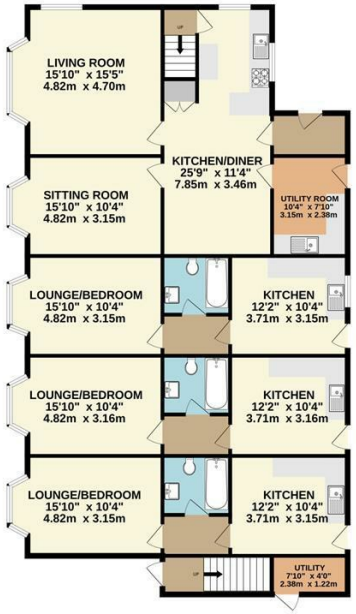
Agents Note
Please note as the property consists of a house and six seperate studio flats there are currently six different EPCs - one for each individual property.

Parking
Parking for the property is via the driveway to the sides.

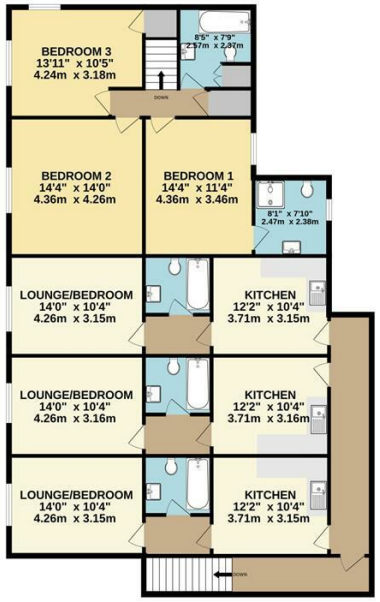
OUTBUILDING

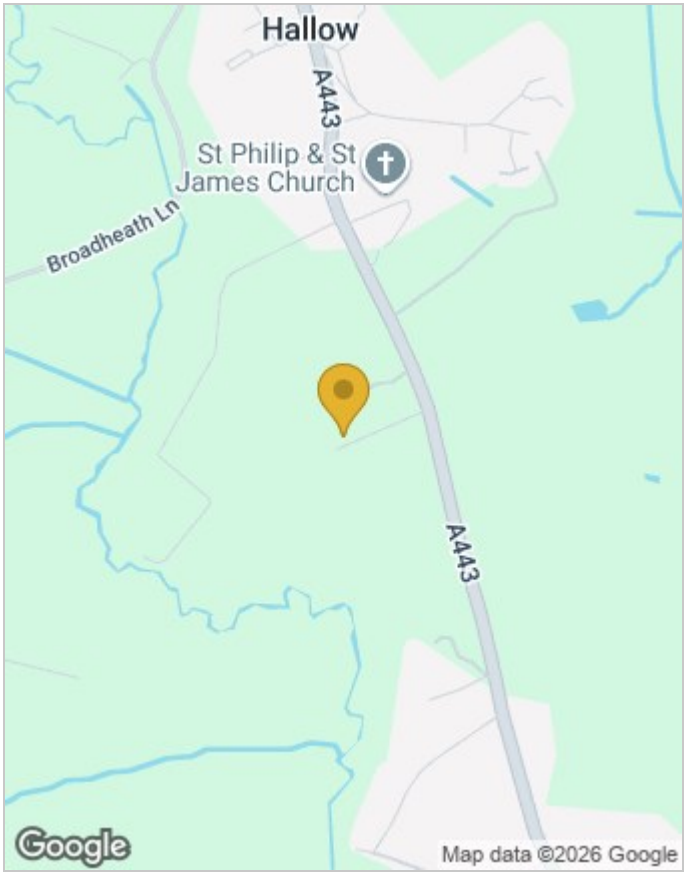


GROUND FLOOR

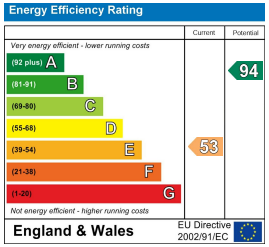


1ST FLOOR





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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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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