



37 Quest Hills Road Malvern, WR14 1RL

A beautiful example of a Victorian two bedroom end of terrace property dating back to the 1880's and presented over four floors. The property is located in a popular residential part of Malvern with good access to amenities and Malvern Link train station. The property further benefits from double glazing, gas central heating, solar panels and rear garden. In brief, the accommodation comprises: To the ground and lower floor are living room, dining room, contemporary kitchen breakfast room, garden room and pantry room. Whilst to the first floor there is a double bedroom and bathroom. From the landing there is a stair case that rises to the attic room, currently being used as an office/occasional bedroom. An internal inspection is strongly advised to fully appreciate the quality of this home. EPC Rating C.

Guide Price £235,000

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Entrance Porch

Hardwood door opens into the Entrance Porch. With dual aspect windows, one of which being a circular window and tiled flooring. Glazed door leads into the Living Room.

Living Room

11'10" x 10'11" (3.62m x 3.35m)

A light and airy feeling room with double glazed bay window to the front aspect, gas fire with tiled hearth and wood surround. Low level cupboard built in the chimney recess provides access to the electric meter. Radiator, shelving and archway to Dining Room.

Dining Room

13'3" x 12'0" (4.04m x 3.68m)

With stairs rising to the First Floor and stairs down to the Lower Ground Floor. Double glazed window to the rear aspect. Radiator.

Lower Ground Floor

From the Dining Room, stairs lead down to the impressive contemporary Kitchen Breakfast Room, Pantry Room and Garden Room.

Kitchen Breakfast Room

13'2" x 11'11" (4.02m x 3.65m)

Comprehensively fitted with a range of coloured high gloss eye and base level units with working surfaces and glass splashback. Induction four point hob with extractor above. Contemporary composite corner sink unit with triangular draining boards and swan neck mixer tap. Integrated eye level oven with an additional steam oven above and integrated dishwasher. Breakfast bar providing seating and additional base level unit. Two radiators, tiled flooring, exposed beams, space for tall fridge freezer and space and plumbing for washing machine. Tiled flooring.

Double glazed door and window to Garden Room and glazed door to Pantry Room.

Pantry Room

10'2" x 7'9" (3.10m x 2.38m)

From the Kitchen Breakfast Room, glazed door leads into the Pantry Room, with the continuation of the tiled flooring, power, light and tube light window.

Garden Room

10'3" x 10'2" (3.13m x 3.11m)

From the Kitchen Breakfast Room, double glazed door leads into the Garden Room. Made of brick and UPVC construction under a glazed atrium roof. Built in low level storage doubles up as additional seating. Wall mounted Worcester Bosch combination boiler. Tiled flooring and double glazed door to the rear garden.

First Floor

From the Dining Room, stairs rise to the First Floor, with doors off to the Master Bedroom and Bathroom and double glazed window to the rear aspect. A further flight of stairs rise to the Second Floor.

Master Bedroom

11'10" x 9'11" (3.62m x 3.04m)

A spacious room, with double glazed window to the front aspect and built in wardrobes either side of the chimney breast. Radiator.

Bathroom

Fitted with a white four piece suite comprising shower cubicle with tiled surround, mains shower and glazed door. Vanity unit with mixer tap and cupboard below and low flush wc. Panelled bath with mixer tap and tiled surround. Double glazed window to the rear aspect. Ladder style chrome radiator.

Second Floor

From the First Floor, double glazed window to the rear aspect and stairs rise to the Second Floor.

Loft Room

17'3" x 10'9" (5.28m x 3.29m)

Currently being used as an office and occasional bedroom, with some head height restrictions. Cupboards into the eaves, Velux window to ceiling and double glazed window to side aspect providing views over roof tops and the Malvern Hills beyond. Radiator and invertor for the solar panels.

Outside

To the front of the property is a gated walkway to the side and rear providing access to the rear garden. The fore-garden is laid to gravel for ease of maintenance, with a low brick wall.

To the rear of the property is a large slabbed patio area, outside tap and slabbed steps leading to the bottom of the garden where you will find gated access to Lower Quest Hills Road. The rear garden is predominantly laid to lawn with a timber garden shed, composting and vegetable patch.

The adjoining neighbour has right of access over the rear garden.

Virtual Tour

A video tour is available on this property copy this URL into your browser bar on the internet <https://youtu.be/sruE0Ogs83I>

Council Tax Band

We understand that this property is council tax band B.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

Services

Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

Directions

From the Denny & Salmond office proceed towards Malvern Link. After the second set of traffic lights turn left into Albert Park Road and take the fourth right into Quest Hills Road. The property will be located on the left hand.

Agents Note

The current owners purchased the property in 2000. At which time the attic room to this property was being utilised as a bedroom. To this day the current owners are still using it as a occasional bedroom and office area, however we have been advised that it does not have the necessary building regulation documentation or indemnity insurance listed against it.

Our clients advise the solar panels are owned and will remain with the property, they currently receive approximately £700 per annum in revenue. However these details should be confirmed by your solicitor prior to purchase.

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