



Crescent Road, Colwall

£379,000
Guide Price



PLATINUM PROPERTY AGENTS
253 Worcester Road
Malvern
WR14 1AA

T: 01684 898800

F: 01684 568645

Web: www.platinum-property.co.uk

Email: malvern@platinum-property.co.uk

19 Crescent Road, Colwall, Malvern, WR13 6QW

Occupying a delightful sought after position in the village of Colwall this substantial three bedroom Victorian semi detached offers accommodation including three bedrooms, two reception rooms, kitchen, bathroom and conservatory. Garage, driveway and large garden with views. EPC - Pending.

Contents

Property Location	Page 3
Property Details	Page 4
EPC Charts	Page 9
Floor Plan	Page 10

Property Location

The property enjoys views of the Malvern Hills in particular British Camp and has Colwall library and playing fields to the front. Located in the heart of the popular and well served village of Colwall which boasts many shops and amenities to include a doctors surgery, mainline railway station with a direct link to London Paddington, a supermarket, a butchers, a pharmacy and three restaurants. Colwall is situated at the foot of the Western slopes of the Malvern Hills and offers many local walks and is well placed for access to Malvern, Ledbury and Hereford. Directions: From the agents offices in Malvern proceed along Worcester Road into Great Malvern continuing ahead onto Wells Road. Turn right onto Old Wyche Road and continue straight ahead on Walwyn Road into the village of Colwall. Turn right into Stone Drive and then left into Crescent Road after a short while the property will be located on the right hand side as indicated by our agents for sale board.

Property Details

The property is situated in a sought after position with Colwall library and playing fields opposite and lovely views to the Malvern Hills can be enjoyed at the front. Gates open to the immaculate front garden which is mainly laid to lawn with well stocked colourful beds and borders and boasts lovely views to the Hills, driveway giving ample off road parking leads around to the rear garden.

You enter the property through a double glazed door to conservatory at the front which is currently utilised as an additional reception room, a pleasant and light room with dual aspect windows to all sides, radiator. Door leads to the inner hallway with doors off to the good sized reception rooms and stair case rising to the first floor. Generous under stairs cupboard.

Living room to the front with fireplace with wooden mantel over, radiator, double glazed window to the front. Dining room at the rear with double glazed window to rear overlooking the garden, door to the Kitchen. Fitted kitchen with base and eye level units, work surface over and stainless steel sink unit. Double glazed window to the rear.

Bathroom with panelled bath with shower over, pedestal wash basin and door to WC with low level WC and wall mounted combination boiler. Rear porch with door to the side to the rear garden.

The pleasant rear garden is a good size with a lawn, patio, a variety of mature plants, shrubs

and trees. An abundance of colourful plants to include primroses, crocuses and daffodils. There is a footpath around the edge and through the middle of the garden to a gravelled area at the rear. There is fencing to the borders and a lovely view of the Malvern Hills. Outside tap. Generous workshop with power and light shelving and work bench, Garage.

GROUND FLOOR

CONSERVATORY 14' 01" x 7' 02" (4.29m x 2.18m)

HALLWAY

LIVING ROOM 12' 0" x 11' 01" (3.66m x 3.38m)

DINING ROOM 11' 10" x 10' 09" (3.61m x 3.28m)

KITCHEN 9' 04" x 7' 05" (2.84m x 2.26m)

BATHROOM

WC

REAR PORCH 5' 04" x 7' 06" (1.63m x 2.29m)

FIRST FLOOR

LANDING

BEDROOM ONE 11' 11" x 10' 09" (3.63m x 3.28m)

BEDROOM TWO 11' 02" x 11' 11" (3.4m x 3.63m)

BEDROOM THREE 7' 06" x 8' 07" (2.29m x 2.62m)

GARDEN

GARAGE

GENERAL INFORMATION Estimated Rental Income: £925PCM

Council Tax Band: D

Viewings

We offer our buyers and sellers a personal service which includes, for their convenience and safety, accompanying all viewings. To avoid disappointment please allow 24 hours' notice when arranging viewings.

Disclaimer and Misdescriptions Act 1991

These particulars are believed to be correct but the accuracy is not guaranteed. Platinum Property Agent or any subsidiary offer these sales particulars for guidance only and do not offer them to constitute any part or form of contract. Purchasers are advised to obtain and substantiate that any services, appliances or systems, fixtures and fittings mentioned are in full working order and included in the offer of sale, no warranty is offered by our vendors. Measurement, distances and areas are approximate, for guidance only, measurements are taken to the nearest 3 inches, and prospective purchasers are advised to verify these and not to assume that they are accurate.

Additional Property Services

Platinum for Sales

- Free market valuation for potential sellers
- Accompanied viewings
- Extensive Internet and Newspaper Marketing
- Inclusive Legal Fees option

Platinum for Landlords

- Full Management, Let Only and Professional Landlord packages
- But to Let, Student Let and HMO experienced
- Rent Guarantee, Inventories and regular inspection inclusive option
- Marketing only option for the professional

Platinum for Buyers

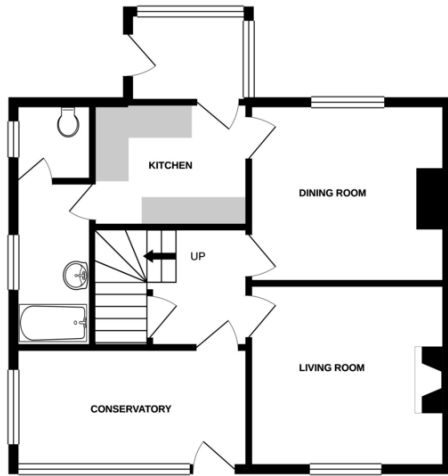
- Accompanied viewings
- Free independent mortgage advice
- Solicitor Quotations
- Home Buyer Survey Quotations

Platinum for Mortgages

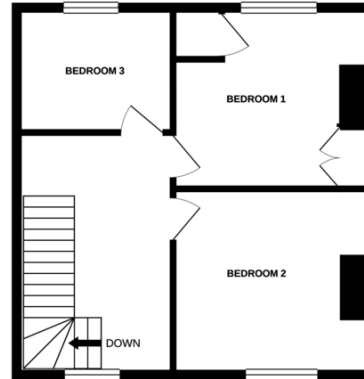
- Independent “whole of market” Mortgage search
- Independent “whole of market” Insurance Illustrations
- Investment property specialists

EPC - Pending

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.
Made with Metropix ©2023

