



**72 Malvern Road, Powick, WR2 4RT**

**£375,000**

A most attractive semi-detached property in a popular residential location. Comprising, entrance hallway, sitting room with wood burner, extended kitchen dining room, dining room, ground floor bedroom with en-suite shower room. On the first floor are three further bedrooms and a bathroom. To the fore is a generous front driveway for several cars. The rear garden is private and enclosed and incorporated a detached timber summer house/home office with power and communication connections. The property is immaculately presented throughout and offers flexible accommodation with particular interest to those looking for ground floor bedroom space or an integrated annex. Property is to be found in the popular village of Powick, ideally and conveniently positioned between Malvern and Worcester, with good access to the motorway and an excellent local primary school. Must be viewed to be appreciated.



## ENTRANCE HALLWAY

Via Upvc double glazed front door. Radiator. Doors to lounge, kitchen and cloakroom. Tiled flooring. Stairs to 1st floor.



## CLOAKROOM

Low level W.C., wash hand basin, tiled splash backs. Extractor fan. Tiled flooring.

## LOUNGE 15'7" x 11'5" (4.75m x 3.48m)

Upvc double glazed window to front aspect. Radiator. Wood flooring. Log burner fire place with slate hearth. Television point.



## DINING ROOM 15'7" x 11'8" (4.76m x 3.56m)

Upvc double glazed window to front aspect. Wall mounted radiator. Laminate flooring.



## BEDROOM FOUR - STUDY 12'7" x 8'5" (3.86m x 2.57m)

Upvc double glazed door to rear aspect. Radiator. Laminate flooring.



## SHOWER ROOM 5'7" x 5'4" (1.71m x 1.64m)

Corner shower cubicle. Low level WC. Wash basin. Heated towel rail. Tiled floor. Extractor fan.



## KITCHEN 16'10" x 16'6" (5.15m x 5.05m)

Upvc double glazed window to rear aspect. Double glazed door leading to garden. A range of eye level and base storage units with roll edge work surface over. Ceramic sink with single drainer and mixer tap. Oven and hob with extractor hood over. Integrated washing machine, dishwasher and fridge freezer. Part tiled walls. Radiator. Tiled flooring.



## FIRST FLOOR - LANDING

Access to loft space. Airing cupboard. Front facing Velux style window. Doors to;

## BEDROOM ONE 11'4" x 10'7" (3.46m x 3.25m)

Upvc double glazed window to front aspect. Radiator.



## BEDROOM TWO 10'2" x 9'6" (3.12m x 2.91m)

Upvc double glazed window to rear aspect. Radiator. Storage cupboard.

## BEDROOM THREE 14'2" x 8'5" (4.32m x 2.57m)

Velux window to rear aspect. Radiator. Access to roof-space storage.

## **FAMILY BATHROOM 9'3" x 7'9" (2.83m x 2.37m)**

Velux window to rear aspect. Low level W.C. Vanity unit wash hand basin. Panelled bath with shower over. Part tiled walls. Radiator. Spot lighting.

## **FRONTAGE**

Very generous gated driveway with off road parking for 5-6 cars, laid with gravel. Enclosed with timber panel fencing. Shrubs borders.

## **REAR GARDEN**

Initial slabbed patio area. Mainly laid to lawn. Mature trees. Enclosed with timber panel fencing and hedgerow. Timber summer house. Outside lighting and tap.

## **DIRECTIONS**

From Malvern follow the A449 in the direction of Worcester. On approach to the village of Powick, pass through the traffic lights and pass Powick Primary School on the left hand side. Take the next left and bear right where 72 Malvern Road will be found set back from the road, indicated by our for sale notice. For more details or to book a viewing please call our Malvern office on 01684 561411.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. It should not be relied upon as being accurate and should not 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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**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

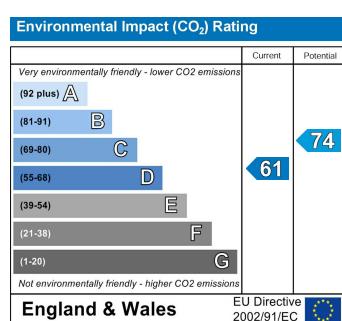
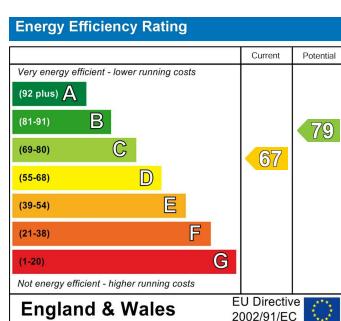
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**SERVICES:** Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: TBC

**ENERGY PERFORMANCE RATINGS:** Current: D67 Potential: C79

**SCHOOLS INFORMATION:** Local Education Authority: Worcestershire LA: 01905 82270



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