7 ST. PETERS ROAD
MALVERN • WORCESTERSHIRE
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Malvern town centre 1 mile • Worcester 8 miles • M5 (J7) 9 miles
Birmingham 35 miles
(Distances approximate)

A modern family home with fine views in a convenient location

Accommodation and amenities:
Entrance hall • Sitting room • Dining room
Kitchen / Breakfast room • Utility

Five Bedrooms • Three bathrooms

Terraced garden • Private parking • Integral garage

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.
Situation

- Malvern is a thriving spa town well positioned for Worcester and Birmingham with easy access to the motorway network and direct mainline trains to Worcester, Birmingham and London.
- The adjoining Malvern Hills is an area of Outstanding Natural Beauty, providing outstanding walks of interest and far reaching views.
- The Town has good shopping facilities, a Waitrose superstore, and national and independent retailers both in Great Malvern and Malvern Link.
- Malvern is a renowned cultural centre with an excellent theatre, cinema and the Three Counties Showground for Agricultural Shows and other exhibitions.
- There are excellent public and private sector schools including a nearby Church of England primary school; Malvern Colleges and prep schools. The Royal Grammar School and The Kings School are in Worcester.
- Major sporting facilities and events are within convenient reach. County cricket in the setting of Worcester Cathedral, a horse racing Stadium adjacent to the River Severn, Premiership Rugby at Sixways, and a programme of sporting activities held at the Worcester University Arena.

For sale freehold

- St. Peters Road is situated on the eastern slopes of the Malvern Hills enjoying far reaching views over the Severn valley towards Bredon Hill and the Cotswolds.
- Built in the 1970’s 7 St. Peters Road has been very well maintained and offers nearly 2,000 sq. ft. of well presented, bright, spacious accommodation set over two floors.
- The main reception room has a feature fireplace and French doors opening to the west facing garden.
- The well designed kitchen/breakfast room with floor and wall mounted units on a tiled floor leads through to the utility room and side door giving access to the garden.
- On the first floor there are two bedrooms with en suite shower rooms. The master bedroom has French doors opening to a balcony and there are three further double bedrooms which share a family bathroom.
Garden
- To the west of the house is a sheltered terraced garden with mature evergreen boundary hedges. It is mainly laid to lawn with some mature shrubs and fruit trees, herbaceous borders and a terrace next to the house.
- There is a tarmac drive at the front of the house with parking area for several cars. There is an integral double garage.

Services
Mains Gas, Electricity, Water and sewerage are connected to the property.

Fixtures & fittings
All items mentioned in these sales particulars are included in the sale. All others are specifically excluded.

Local Authority
Malvern Hills District Council: 01684 862151
Council Tax Band: F

Directions (WR14 1QS)
From Worcester take the A449 to Malvern passing through Powick and Newlands. Continue on the A449, Worcester Road through Malvern Link past the Fire Station and the Community Hospital sited on the right and open common land on the left.
Continue uphill straight ahead on the Worcester Road through a set of traffic lights. On reaching a second set of traffic lights, turn right into Newtown Road and then Hornyold Road. Follow the road uphill for approx 0.5 miles and at the top, where Hornyold Road bends left, continue straight ahead into St. Peters Road. Continue along St. Peters Road for a short distance until reaching the junction with Blackmore Road.
The access drive to 7 St. Peters Road is on the left hand side just opposite the Blackmore Road junction and immediately prior to a group of tall Coniferous trees.
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