



2 West Malvern Road, Malvern, WR14 4NA

£275,000

A surprisingly spacious Victorian home built-in 1862 and lovingly maintained and retaining character features. Sitting on the Western side of the Malvern Hills and with generous accommodation offering wonderful views, the accommodation in brief, comprises: hallway, well fitted dining kitchen with a breakfast bar separating the living room, small study, three bedrooms, the smallest having a mezzanine floor, family bathroom. To the rear is a good sized patio area and the garden is essentially laid to lawn with a shed.



2, West Malvern Road, Malvern, Worcestershire, WR14 4NA

ENTRANCE

Solid wooden door opening into:

HALLWAY

With triple front facing double glazed windows, radiator and steps leading down to:

STAIRS DOWN TO:

DINING KITCHEN 16'4" x 13'5" (5m x 4.11m)

With marley tiled floor, feature fireplace with original range type (not in service) oven, matching range of wall and base units with under unit lighting, inset bowl and a half stainless steel sink unit, butchers block work surface, space for rangemaster cooker, two radiators, peninsular bar offering some separation from living room.

UTILITY ROOM 8'8" x 2'10" (2.65m x 0.87m)

With radiator, marley tiled floor, plumbing for washing machine, power points and extractor unit.

LIVING ROOM 17'4" x 13'9" (5.3m x 4.2m)

Marley tiled floor, radiator, rear facing double glazed window and French doors onto the patio with lovely views, power points and television point.

STUDY 10'2" x 4'11" (3.12m x 1.5m)

With power points and extraction unit.

GROUND FLOOR

BEDROOM TWO 10'5" x 10'6" (3.2m x 3.22m)

With side facing double glazed window, radiator, power points, shelving and picture rail.

BEDROOM THREE 10'2" x 7'2" (3.1m x 2.2m)

With radiator, power points and steps up to mezzanine level with velux window, banister and further window.

BATHROOM 9'4" x 6'3" (2.85m x 1.92m)

With cupboard housing the Worcester ? boiler, tiled floor, white suite comprising: panelled bath with shower over, close coupled WC and pedestal hand basin, ladder style towel rail, radiator and extractor unit.

MAIN BEDROOM 15'1" x 12'5" (4.6m x 3.8m)

With rear facing double glazed window offering magnificent panoramic views, radiator, picture rail, power points.



OUTSIDE

A good sized patio which offers lovely space for al fresco dining. Steps lead down to the rest of the garden, which is fully enclosed and essentially laid to lawn with a vegetable bed and wooden shed.

DIRECTIONS

From the Malvern Office of Allan Morris, bear left and take the left hand turning signed to West Malvern. Proceed along the North Malvern Road and the becomes the West Malvern Road and no. 2 is almost immediately on the right hand side.





TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

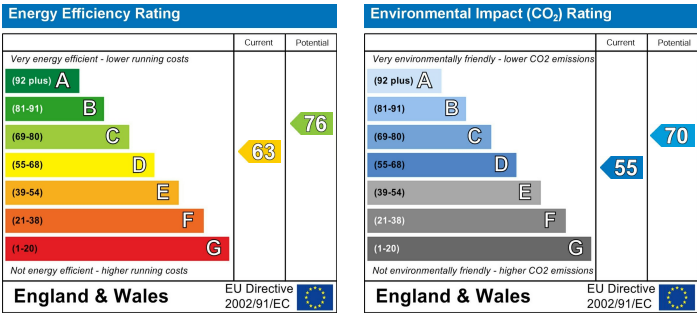
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains 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: C

ENERGY PERFORMANCE RATINGS: Current: Potential:

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
- (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars



Offices also at:

Worcester
 Upton upon Severn

Droitwich
 Pershore

Redditch
 Kidderminster

Bromsgrove
 Stourport on Severn

Barnt Green
 Bewdley

Malvern
 Mayfair London