



The Gardeners House 32 Montpelier Road West Malvern, WR14 4BS

Located on a quiet cul-de-sac in West Malvern, this period detached house requires some remedial works, but does offer versatile accommodation over three floors to include entrance vestibule, living room, sitting room, dining room, kitchen, utility cloakroom and sun lounge. To the first floor there are four bedrooms, bathroom and separate WC. From the landing a staircase rises to the converted loft bedroom, with two skylight windows to the rear aspect enjoying the lovely views. The West facing rear garden enjoys a decked entertaining area and enclosed lawned garden. The property further benefits from gas fired central heating and is offered for sale with vacant possession and no onward chain.

Guide Price £300,000

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Entrance Vestibule

A part glazed entrance door leads into the Entrance Vestibule with red quarry tile flooring, staircase rising to the First Floor Landing and panelled doors to the Living Room and Sitting Room.

Living Room

11'1" x 12'0" (3.38 x 3.67)

Sash window to front, stripped wood flooring, brick chimney breast housing Morso wood burning stove, understairs storage cupboard, picture rail and archway with step down to:

Dining Room

8'10" x 9'9" (2.68 x 2.98)

With wooden flooring, sash window to rear, radiator and door to rear lobby.

Sitting Room

12'1" x 9'10" (3.68 x 3.00)

Brick fireplace, tiled flooring, original cupboards to both chimney breast recesses, double radiator and sash window to the front. A step leads down to the:

Kitchen

10'1" x 9'9" (3.07 x 2.96)

Fitted with a range of cream fronted high-gloss kitchen work units with work surfaces over and tiled splash backs. Ceramic one and a half bowl sink unit with mixer tap, dishwasher, fridge freezer, tiled flooring, wall mounted gas central heating boiler and sash window to rear with splendid open views.

From the kitchen an opening leads to the rear porch with panelled door to sitting room, for the door to Sun lounge and:

Utility Cloakroom

Fitted with a low level WC, wall mounted wash hand basin, plumbing for washing machine and space for tumble dryer, wall mounted cupboards, tiled flooring and illuminated mirror.

Sun Lounge

10'4" x 10'7" (3.14 x 3.23)

The sun lounge is of glass and aluminium construction with vinyl flooring and sliding doors to both elevations.

First Floor Landing

From the entrance vestibule the staircase rises to the first floor landing with built in linen storage cupboard, radiator and panelled doors to all rooms and a further staircase rising to the attic room

Bedroom Two

11'3" x 12'8" (3.42 x 3.86)

Sash window to front, radiator and ornamental cast iron fireplace.

Bedroom Three

12'0" x 7'6" (3.65 x 2.29)

Sash window to front and radiator.

Bedroom Four

10'0" x 7'8" (3.04 x 2.33)

Sash window to rear with splendid open views and radiator.

Bedroom Five

9'11" x 7'5" (3.03 x 2.26)

Sash window to rear with splendid views, radiator and ornamental cast iron fireplace.

Bathroom

Fitted with a white suite comprising panelled bath with Triton trance electric shower over, pedestal wash hand basin, extensive wall tiling and sash window to rear.

Separate WC

Fitted with a low level WC and wall mounted wash hand basin

Bedroom One

25'5" x 11'11" (7.77m x 3.65m)

Two sky lights to the rear aspect, providing views towards Herefordshire. Power, light and access to storage.

Outside

The property is approached through a pedestrian access gate with steps descending to the front door. The front garden has been laid to lawn.

To the rear of the property is a timber entertaining deck from which pleasant views can be enjoyed. There is also a further paved seating area with steps down to a level lawned garden enclosed by timber fencing to all sides.

Directions

From the offices of Denny & Salmond, proceed along the Worcester Road, towards Malvern Link, turn left into North Malvern Road. North Malvern Road leads into West Malvern Road and continue along for approximately one mile and then turn right onto Croft Bank. Turn left into Montpelier Road and the cottage will be located on the right hand side as indicated by our Agent's for sale board.

Council Tax

We understand that this property is council tax band D.

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.



Floor Plan



THE GARDENERS HOUSE, 32 MONTPELIER ROAD, WEST MALVERN

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