



## 1 Lower Montpelier Road

Malvern, WR14 4BT

Located in the sought-after area of West Malvern, this property not only offers a beautiful living space but also provides access to a vibrant community and stunning surroundings. Offering a sense of exclusivity and independence and offers generous accommodation with 2 reception rooms, 4 bedrooms, and 2 bathrooms, making it an ideal space for families or those who love to entertain. The versatile accommodation means you can easily adapt the space to suit your lifestyle, whether you need extra bedrooms, a home office, or a hobby room. An internal viewing is strongly advised to fully appreciate this property and location.

**Guide Price £500,000**

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This property is located in a quiet cul-de-sac and sits in an elevated position, set back from the road. The seating area at the front of the property is perfect to sit and enjoy the sunsets.

## Entrance Hall

Part glazed door opens into the Entrance Hall. With doors off to the Living Room, Kitchen, Home Office and Cloakroom. Engineered wooden flooring, radiator and stairs rise to the First Floor.

## Cloakroom

Fitted with a white suite comprising low flush WC and slimline sink unit with partially tiled walls. Radiator, obscured double glazed window to the front aspect. Extractor to ceiling and continuation of flooring.

## Living Room

16'2" x 11'11" (4.93m x 3.64m)

A spacious Living Room with double glazed window to the front aspect over looking the fore-garden. Radiator.

## Home Office / Bedroom Four

10'11" x 7'2" (3.35m x 2.2m)

Currently used as a Home Office, with double glazed window to the front aspect. Radiator.

## Kitchen Dining Room

13'10" x 10'5" (4.22m x 3.2m)

This room, is the heart of the home, with plenty of space for a dining table and soft furnishings, perfect for the growing family or entertaining.

## Kitchen

13'10" x 10'5" (4.22m x 3.2m)

Comprehensively fitted with a range of cream shaker style eye and base level units with working surfaces and tiled splashback. Stainless steel sink unit with drainer and extendable hosed tap, double electric oven with four ring gas hob and extractor above. Integrated dishwasher and space for a further tall appliance. Door to a useful under stairs storage cupboard and door to Utility Room. Spotlights to ceiling, continuation flooring from the Entrance Hall and opening to the Dining Area. Two double glazed windows to the rear aspect.

## Dining Room

11'11" x 11'9" (3.65m x 3.6m)

Continuation of flooring and double glazed windows and double glazed French door open to the Sun Room. Radiator.

## Utility

7'0" x 5'0" (2.14m x 1.53m)

Fitted with a stainless steel sink unit with drainer and mixer tap, wall mounted Worcester combination boiler, obscured double glazed window to the side aspect. Space and plumbing for washing machine and space for further appliance. Shelving for storage and continuation of flooring.

## Sun Room

18'4" x 4'11" (5.6m x 1.5m)

Fitted with double glazed windows to the rear and sides aspects, doubled glazed doors either end of the room. Radiator and wall lighting.

## First Floor

From the Entrance Hall, an open balustrade staircase rise to the First Floor. With doors off to all Bedrooms and Bathroom. Double glazed window to the front aspect providing views over rooftops and towards open countryside. Stairs rise to Second Floor.

## Bedroom One

11'11" x 11'10" (3.64m x 3.61m)

Double glazed window to the front aspect, with views over rooftops and towards open countryside, where sunsets can be enjoyed. Radiator and door to En-Suite Shower room.

## En-Suite Shower Room

Fitted with a white suite comprising, pedestal wash hand basin, low flush WC and partially tiled walls. Shower cubicle with glazed door and tiled surround. "Ladder" style

radiator, obscured double glazed window to the side aspect and spotlights and extractor to ceiling.

## Bedroom Two

14'5" x 14'1" narrowing to 7'2" (4.4m x 4.3m narrowing to 2.2m)

An "L" shaped double bedroom with double glazed window to the rear aspect, over looking the rear garden. Radiator.

Due to the proximity of the Bathroom, there is the potential for an En-Suite in this room.

## Bedroom Three

11'11" x 10'2" (3.64m x 3.1m)

A recess arear leads to a further Double Bedroom with double glazed window to the rear aspect, overlooking the rear garden. Radiator.

## Bathroom

Refitted white bathroom suite comprising of a pedestal wash hand basin, low flush WC and contemporary tiling to walls. "P" shaped panel bath, with a curved screen and shower attachment. Double glazed window to the front aspect, radiator, spotlights and extractor ceiling.

## Second Floor Attic Room

26'6" x 13'5" (8.1m x 4.1m)

From the First Floor, an open balustrade staircase rises to the Second floor Attic Room. This vast room could have a number of uses, but is currently used as a second Living Room with a second Office area. With two Velux windows to the front aspect and a further Velux to the rear aspect, this room is bright and spacious. Radiator.

## Outside

From the rear of the property, a paved pathway leads to the front of the property. Steps lead to a low maintenance tiered painted decked rear garden, encompassed by hedging and perfect for alfresco dining or enjoying a glass or two in the tranquil surroundings. Pedestrian gated access leads to Montpelier Road. To the rear of the property are paved steps leading up to a tiered decked garden.

To the front of the property is driveway parking for several vehicles, a detached single garage and steps lead to the fore garden, predominantly laid to lawn with two vegetable beds and a further seating area.

## Garage

16'8" x 10'2" (5.1m x 3.1m)

With up and over door leading to the driveway parking. Power and light.

## Council Tax Band

We understand that this property is council tax band F.

This information may have been obtained via [www.voa.gov.uk](http://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.

## Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

## Disclosure

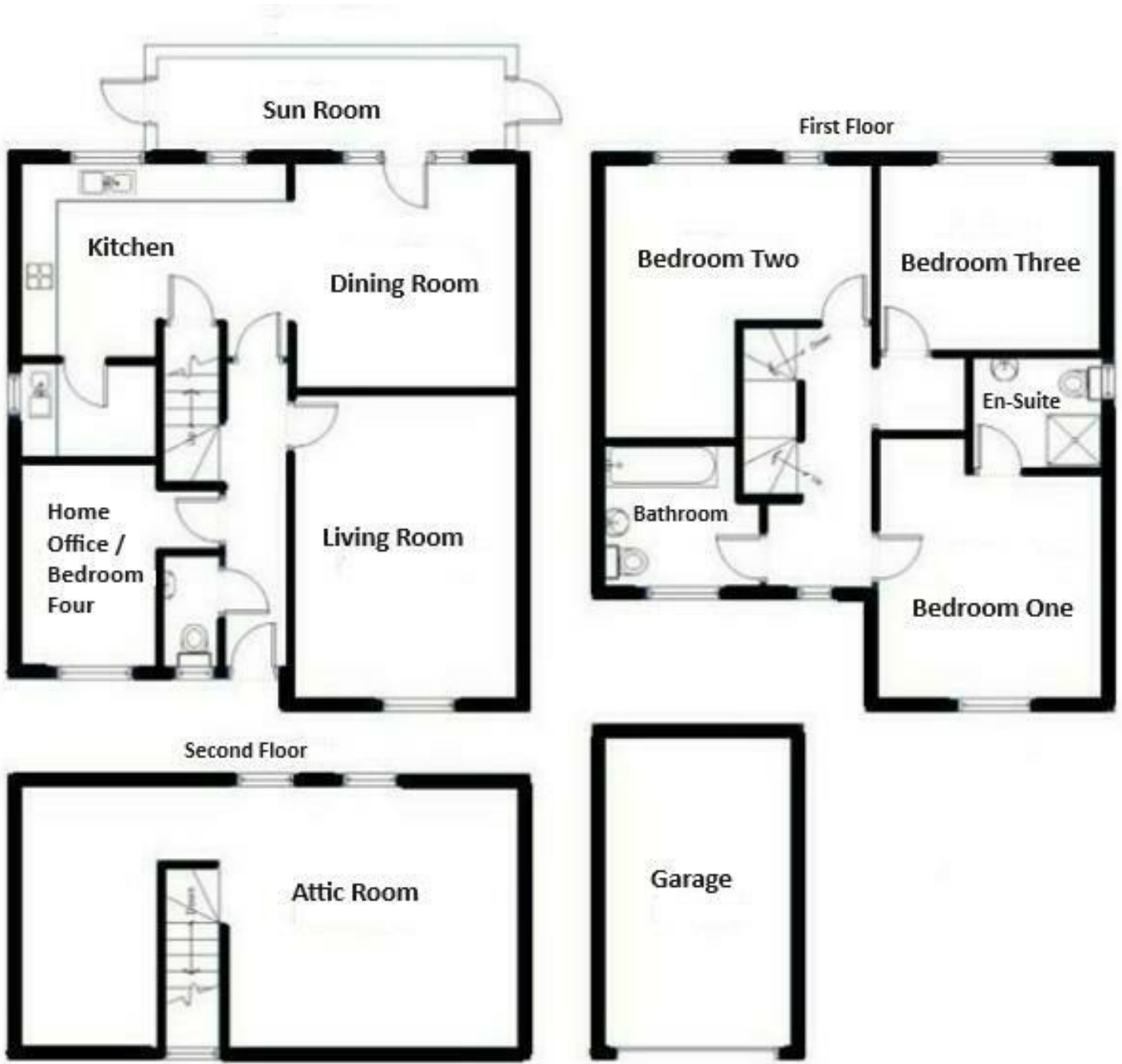
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## Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			