



210a Wells Road Malvern, WR14 4HD

A very well presented semi-detached home in an elevated position, having a garage and additional off road parking to the fore and an attractive garden to the rear. In brief, the property comprises, reception hall, sitting room with wood burner leading to a dining room and a contemporary kitchen with utility/boot room. To the first floor are three double bedrooms, the master with an en-suite shower room along with a family bathroom. Above the garage is a sun terrace to the front along with a terraced rear garden which has been extensively landscaped to include areas of mature planting, seating areas and a natural pond at the highest point, which also enjoys a view over the Severn Valley.

Guide Price £345,000

210a Wells Road

Malvern, WR14 4HD



Reception Hall

12'3" x 4'7" (3.75 x 1.41)

A double glazed entrance door leads into the spacious Reception Hall with radiator, under stair storage cupboard, double glazed window to front, door to Sitting Room and opening to the Kitchen.

Fitted Kitchen

10'2" x 11'8" (3.10 x 3.58)

The Kitchen has been refitted with a range of pale blue fronted, contemporary shaker style base units with an attractive composite work surface over with up stands and under mounted sink unit with mono bloc mixer tap. Integrated Zanussi double oven with four burner Bosch hob, glass splashback and extractor hood above. Ceramic tile flooring with under floor heating, space for fridge freezer, spot lighting, door to Dining Room and further part glazed door and window leading to the Utility Area beyond.

Utility/Boot Room

10'8" x 3'7" (3.27 x 1.11)

A great addition to the house having plumbing for washing machine and dishwasher, work surface, double glazed windows overlooking the rear garden, velux roof lights and door leading to the rear garden.

Dining Room

11'8" x 11'1" (3.58 x 3.40)

Double glazed patio doors leading to the rear garden. Radiator, coving to ceiling and multi paned double doors leading to the:

Sitting Room

12'4" x 13'10" (3.76 x 4.24)

Double glazed box window to front elevation, three radiators, wood burning stove with slate hearth, coving to ceiling and TV point.

First Floor Landing

From the Reception Hall the staircase rises to the First Floor Landing with hatch to the loft space, doors to all Bedrooms and Bathroom.

Bedroom One

11'4" x 19'4" max (3.47 x 5.91 max)

A light and spacious Bedroom with three double glazed windows to front with rooftop views across the Severn Valley. Radiator, built-in cupboard housing Worcester Bosch combination gas central heating boiler and door to:

En-Suite Shower Room

6'1" x 5'1" (1.87 x 1.55)

The stylish ensuite shower Room is fitted with a corner shower cubicle with Mira Sport electric shower and sliding glazed door. Concealed cistern WC, vanity wash hand basin with drawers below, full tiling to walls and floor, radiator, inset spotlighting and extractor vent.

Bedroom Two

9'7" x 10'2" (2.93 x 3.11)

Double glazed window to rear, radiator

Bedroom Three

9'5" x 11'1" (2.89 x 3.40)

Double glazed window to rear, radiator.

Bathroom

7'8" x 6'5" (2.36 x 1.96)

The Bathroom is fitted with a white suite comprising panelled bath with mixer tap and shower attachment, low-level WC and vanity wash hand basin with storage cupboard below. Fully tiled corner shower cubicle with Mira mains shower within

and sliding glazed doors. Contemporary white brick effect tiling, heated towel rail, tiled floor, extractor vent and obscure double glazed window to side.

Outside

The property is accessed from Wells Road across a shared driveway, leading to private off road parking for three vehicles plus a secure garage. The garage is equipped with overhead lighting, mains power sockets and suitable hook-up for an EV charge point. Steps, flanked by a shrub border, ascend to a front terrace seating area above the garage from which views towards the Severn Valley can be enjoyed. Gated side access leads to the rear garden beyond.

The rear garden has been terraced for ease of maintenance and ascends to several attractive tiers, the first having timber seating set into a low wall constructed in local Malvern Stone, the second with paved patio seating area and attractive borders. A further flight of steps ascend to the third and final terrace which is planted with a well stocked shrub bed and ornamental pond. The garden is enclosed by a combination of timber fencing, mature hedgerow and attractive red brick wall to the rear. From the upper terrace, rooftop views can be enjoyed across the Severn Valley.

Within the rear garden is outside lighting and a water supply.

Garage

With metal up and over door.

Council Tax Band

We understand that this property is council tax band C

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.

Directions

From Great Malvern proceed south along the A449 Wells Road towards Ledbury. Leave the outskirts of town, crossing Peachfield Common and passing The Railway Inn on the right. Continue along this road, passing the turning signposted B4209 Upton. Shortly after the turning for Grundys Lane on the left, the property will be found on the right hand side, set back from the road as indicated by the agents for sale board.

Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Freehold

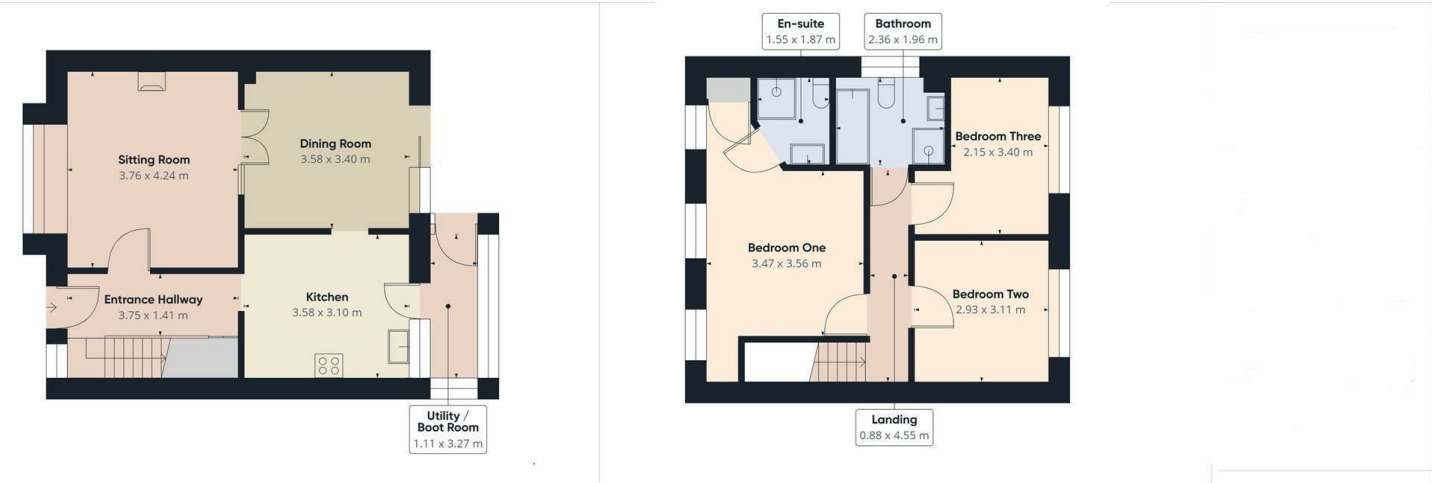
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

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



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