



## 50 Quest Hills Road, Malvern, WR14 1RW

**Guide Price £300,000**

Located in a popular residential area, this quirky period semi detached home offers well proportioned accommodation with scope for further development.

The accommodation in brief comprises; entrance hall, two reception rooms, kitchen with breakfast area and utility room. To the first floor are three bedrooms and shower room. A further storage room to the rear of the property offers scope to create a home office or studio which leads directly to the elevated rear garden.

Offered for sale with no onward chain, viewings are via the Agent.

### Entrance Hall

A part glazed entrance door leads into the Entrance Hall with red quarry tiled flooring, part tiling to walls, radiator and deep under stairs storage cupboard with stripped wood door. A further glazed door leads into the Dining Room.

### Dining Room 12'11" x 12'3" (3.96 x 3.75)

Window to side, further fixed window to the Kitchen, radiator, picture rail and open fire.

From the Dining Room doors lead to both the Living Room and the Kitchen.

### Living Room 16'6" x 12'9" (5.05 x 3.90)

A spacious room with wooden flooring, wooden fire surround housing log effect, living flame gas fire with tiled hearth. Two sash windows to front elevation and further fixed window overlooking the side courtyard.

### Kitchen 9'6" x 14'0" (2.91 x 4.29)

The Kitchen is fitted with a range of bespoke wood fronted base units with a granite worksurface, tiled splashback with under mounted ceramic Butlers sink with mixer tap. Integrated dishwasher, electric single oven and five burner gas hob. Integrated larder fridge with granite work surface above. Flagstone tiled floor, stable door to one side and part glazed door to the enclosed courtyard on the other. Velux window, windows to both sides, door to Utility Room and opening to:

### Breakfast Area 10'4" x 6'2" (3.17 x 1.90)

The breakfast area has a flagstone tiled floor as before, radiator, under stairs storage cupboard and spotlighting. A door leads to the Rear Lobby.

### Utility Room 9'5" x 5'4" (2.88 x 1.64)

Fitted with a shaker style base unit with worksurface over and stainless steel sink unit with mixer tap. Tiled splashback, plumbing for washing machine, wall mounted double cupboard and flagstone tiled floor. Two roof lights.

### Rear Lobby

From the Breakfast Area a door leads to the Rear Lobby with tiled floor, wall mounted Worcester combination gas central heating boiler and staircase rising to:

### Studio/Store Room 11'7" x 10'2" (3.54 x 3.11)

A room ideal for development to create a home

office or studio. Double glazed windows to front and rear, pitched timber roof, light, power and door leading to the rear garden.

From the Dining Room a latched, stripped wood door leads to the staircase which rises to the First Floor Landing with window to rear and doors to all rooms.

### Bedroom One 13'2" x 13'5" (4.03 x 4.09)

Two double glazed windows to front, picture rail and radiator.

### Bedroom Two 8'11" max x 14'2" (2.74 max x 4.33)

Double glazed window to front, radiator, picture rail.

### Bedroom Three 12'2" x 7'6" (3.72 x 2.29)

Double glazed window to rear, radiator, picture rail and wooden fire surround.

### Shower Room

The Shower Room is fitted with a fully tiled shower enclosure with glazed cubicle housing Triton electric shower within. Pedestal wash hand basin, low-level WC, extractor vent, radiator, shaver light and point along with extensive wall tiling and ceramic tiled floor.

### Outside

To the front of the property is a small paved fore garden with step to the entrance door.

Accessed from the Kitchen is a small enclosed courtyard to the right side of the property. To the left side, accessed from both the front of the property or via the stable door from the Kitchen, is a further courtyard shared with the adjoining property.

Access to the rear garden is via the Studio/Store room, over the Utility Room flat roof with steps up to a paved patio seating area flanked by raised shrub beds. The elevated garden is enclosed by a combination of fencing and brick walling to the rear creating a sheltered seating spot.

### 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.

### Council Tax Band

We understand that this property is council tax band

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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.

### **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.

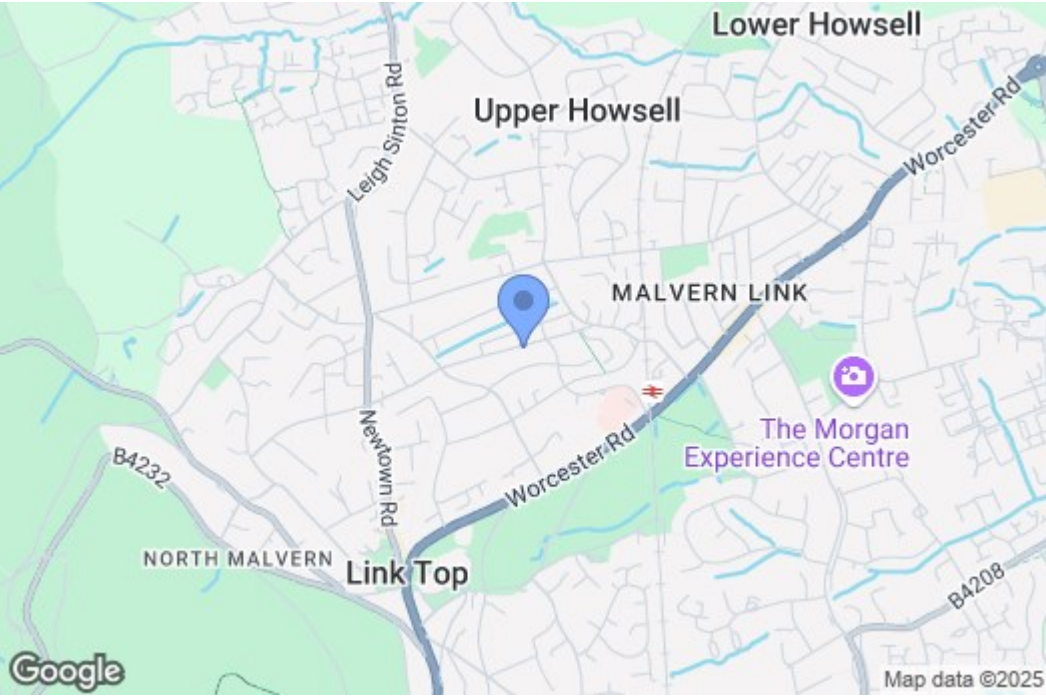
### **Money Laundering Regulations**

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

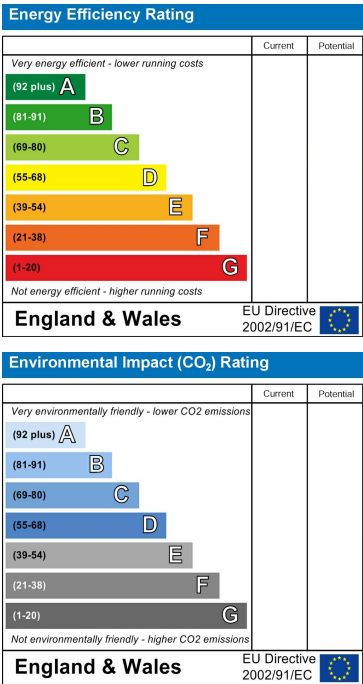


Floor Plan

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

