



50 Malvern Road  
Powick | Worcester | Worcestershire | WR2 4RT

FINE & COUNTRY

# 50 MALVERN ROAD

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50 Malvern Road, Powick is an individual, elevated detached family home in a popular and highly sought-after residential area south west of Worcester in the village of Powick, Malvern, with excellent access to the city of Worcester, Malvern and M5 motorway.



The property offers spacious, immaculately presented family accommodation finished to a beautiful standard benefiting from a bespoke, cream painted, oak fitted kitchen. The kitchen, family room and utility room all benefit from fully tiled granite flooring with underfloor heating (excluding the utility room), fully tiled master en-suite bathroom, gas central heating, private gardens, private gated entrance leading to ample off-road parking with a detached electric double garage.

**Ground Floor:**

Walking through the front door of 50 Malvern Road takes you into a light and airy entrance hallway with marble floor tiles. To the right is the gym. To the left is a spacious sitting room, featuring a stone fireplace and dual aspect windows. There is a formal dining room with double glazed doors leading to the rear patio. The entrance hallway then flows to take you into the kitchen/breakfast room, boasting a modern kitchen, granite floor tiles, underfloor heating and Rangemaster; providing a fantastic entertaining space. There is a separate family room/snug located off the kitchen. In addition there is under stair storage, an airing cupboard and a guest cloakroom on the ground floor.







# Seller Insight



“ The present owners, say that after living in the house for 16 years they still love returning home and often pause at the end of the drive to simply appreciate the houses' attractive façade. When they discovered number 50, with its superb views across the Malvern Hills, it was a property they knew they could make their dream home. They knew the house was going to be the home of their dreams and are sad the time has come to downsize.

They explain that a further reason they fell in love with the house was that it is the ideal family home. The generous kitchen has been the busy daily hub of the house and when the children were young the family room, off the kitchen, was perfect as a playroom, but is now a snug where you can settle down for a cosy evening of TV viewing.

The large lounge is an excellent entertaining room, that never feels cramped when full of friends and family and has charming views to the front garden. Above this room is the master bedroom suite which is probably their favourite room. Its six windows flood it with light, but the highlight is the large bay that has views stretching across the glorious countryside of the Malverns and the Brendon Hills behind. The seasons and weather provide a constantly changing view. It is a peaceful adult sanctuary.

The garden is a summer living room and the family take advantage of the patio that runs around the house. It provides places to catch the sun and enjoy al fresco dining. At the end of the garden a raised decking area is the place to go for an evening glass of wine, and backed by grasses, hostas and trees it is an oasis of total calm.

Situated in the friendly and active Powick village, it is a few minutes' walk to the school, village hall and pub. Only 3 miles from Malvern with Worcester close, and a choice of endless beautiful country walks, you can enjoy the best of town and country living. Easy links to the M5 make it perfect for the commuter.

The owners know that it is the sensible time to downsize and although it is disappointing to be leaving they take away many very happy memories.\*



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







**First Floor:**

The first floor features a large galleried landing and is configured of five double bedrooms and a family bathroom with a jacuzzi bath. The main bedroom features fitted wardrobes and a fully tiled en-suite shower room with a floating double sink unit. Two of the bedrooms share a Jack and Jill fully tiled en-suite.



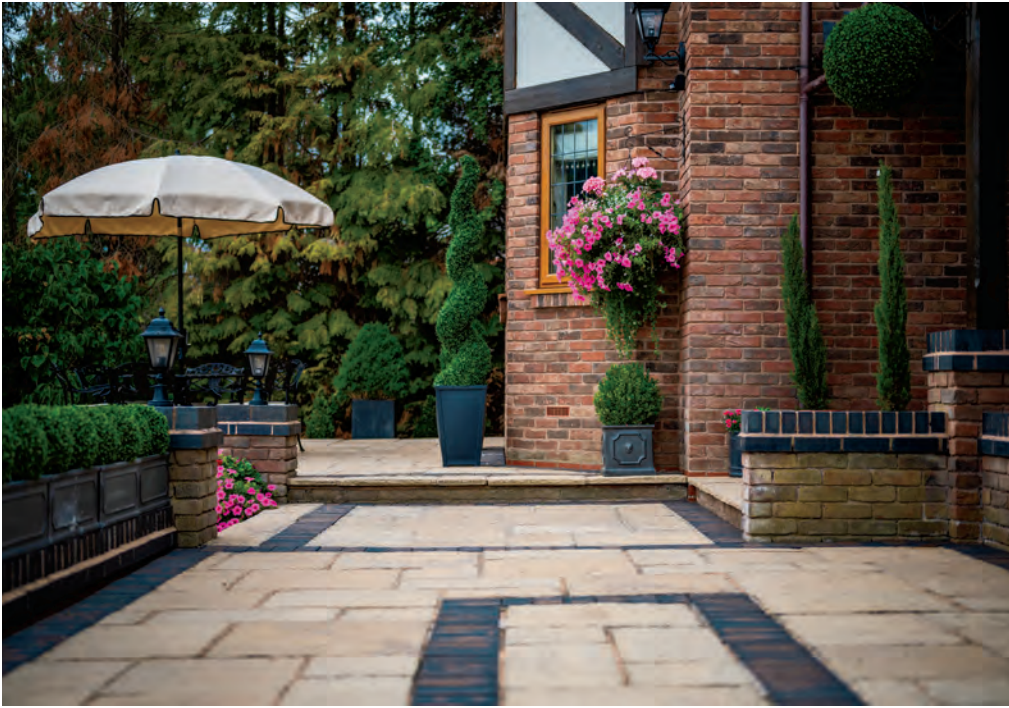














**Outside:**  
50 Malvern Road is approached through private metal gates and a private driveway with ample parking to the front of the property where the double garage is located. The double garage is double skimmed providing potential to be extended, subject to planning. There is an elevated patio area to the front of the property. To the rear of the property is a patio, two decking spaces, great for entertaining, and a lawned garden.

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# LOCATION

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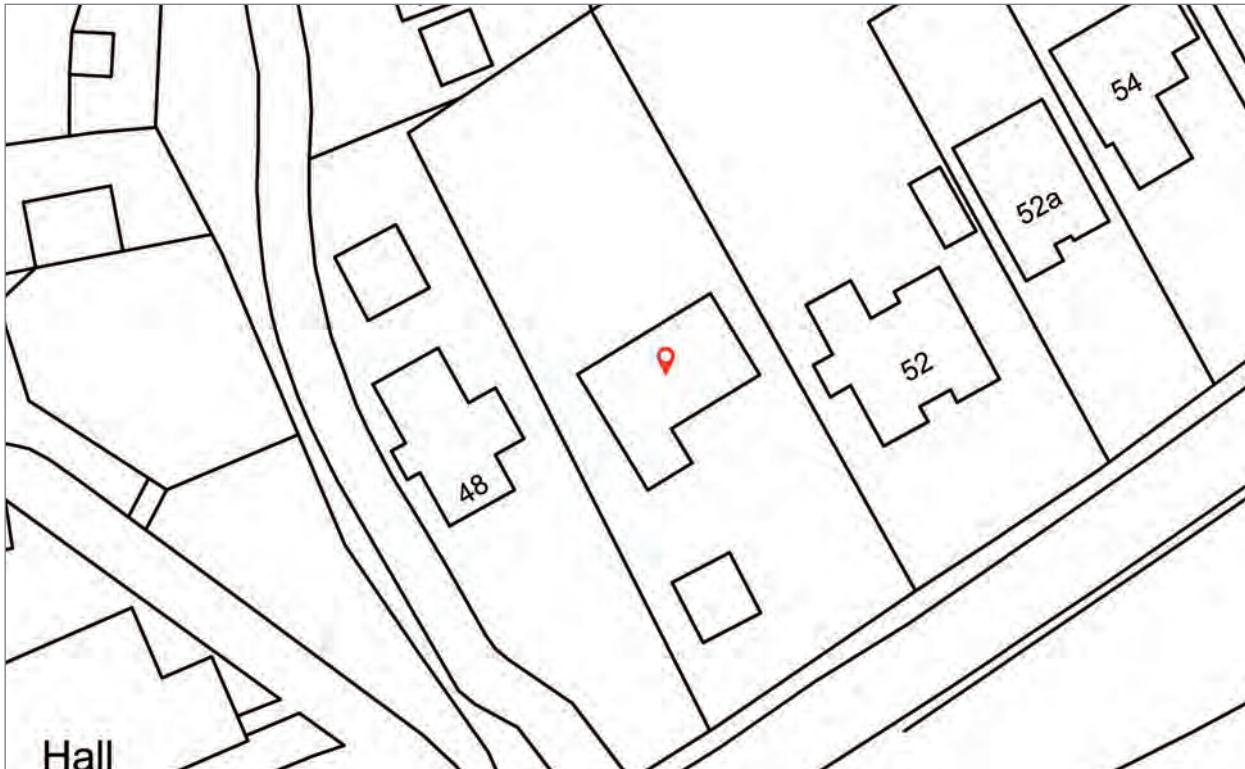
Powick is a village and civil parish in the Malvern Hills district of Worcestershire, located 2 miles south of the city of Worcester and 4 miles north of Great Malvern. The parish includes the village of Callow End and the hamlets of Bastonford, Clevelode, Collett's Green, and Deblins Green. Powick lies on the A449 and has two bridges across the River Teme, one ancient and one modern. The village includes a primary school, three pubs - The Crown, The Red Lion and The Three Nuns - a garage and a Chinese restaurant/takeaway.

Being located between the historic Worcester city and Malvern town gives access to premier league sporting teams and events such as the Worcester Warriors for rugby and the Worcester Rapids for cricket. There is also the famous Malvern Water Wells and Hills for walking, and the famous Three Counties Show Ground that hosts great events throughout the year. Other principal settlements in Worcestershire are Bromsgrove, Stourport-on-Severn, Droitwich Spa, Redditch, Evesham, Kidderminster and Malvern, while smaller towns include Bewdley, Pershore, Tenbury Wells and Upton-upon-Severn.

The newly opened Worcestershire Parkway Railway Station, situated to the east of Worcester, off Junction 7 of the M5, is intended to increase the capacity to London as well as reduce journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include Bromsgrove School, Malvern College, and both The Kings Schools and Royal Grammar School, closer by at Worcester. The nearby village of Colwall also has two preparatory schools, The Elms School and The Downs Malvern.





#### Services

Mains electricity, drainage, gas and water.  
Underfloor heating to the kitchen, family room & utility room.  
Connectivity, speaker system, CCTV, security alarm

#### Tenure

Freehold

#### Local Authority

Malvern Hills District Council  
Council Tax Band G

#### Viewing Arrangements

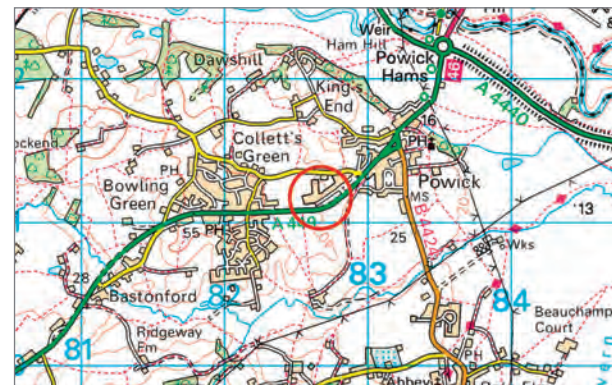
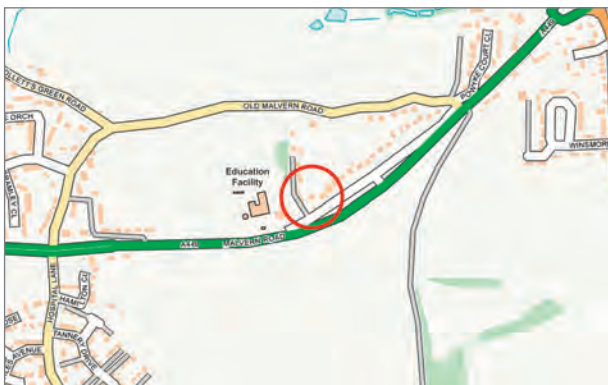
Strictly via the vendors sole agents Fine & Country on 01905 678111

#### Website

For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

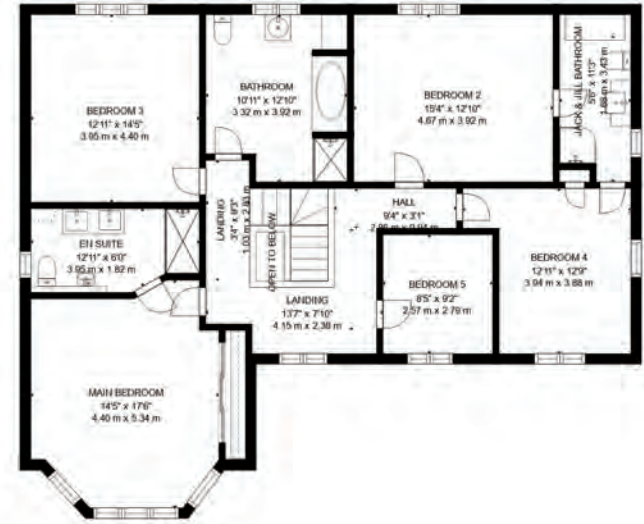
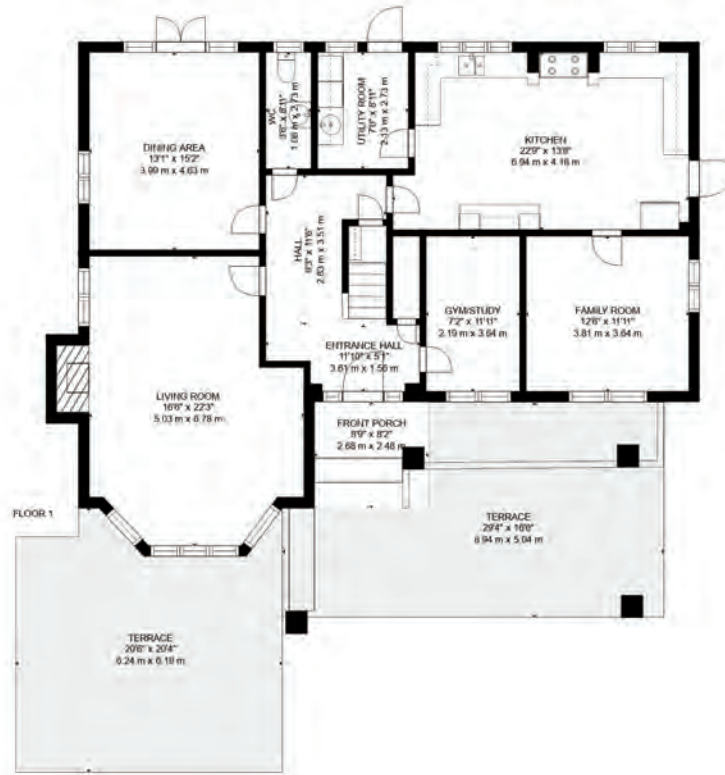
#### Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm





GARAGE



FLOOR 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA  
 GARAGE: 0 sq. ft, 0 m<sup>2</sup>, FLOOR 1: 1460 sq. ft, 136 m<sup>2</sup>  
 FLOOR 2: 1367 sq. ft, 127 m<sup>2</sup>, EXCLUDED AREAS:  
 GARAGE: 386 sq. ft, 36 m<sup>2</sup>, TERRACE: 759 sq. ft, 71 m<sup>2</sup>  
 TOTAL: 2827 sq. ft, 263 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 09.09.2022







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