



4 Cowleigh Bank, Malvern, WR14 1QP

£389,950

A detached three bedroom bungalow with garage and south facing gardens in an elevated position with views across the Severn Valley for sale with no onward chain. The versatile accommodation comprises; entrance porch, entrance hall, dual aspect sitting room, breakfast kitchen, utility, three bedrooms, conservatory. Further benefits include gas central heating & double glazing, bloc pave driveway providing parking for two cars, detached single garage, and good sized terraced gardens with views over the Severn Valley. No onward chain.



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PORCH 8'0" x 4'8" (2.45m x 1.43m)

With double glazed side window and front window having obscure coloured glass, tiled floor, obscured glass door (matching side panels) opening into:

HALLWAY

Two built in cupboards with shelving, radiator, built in cloaks cupboard with hanging rail and high level cupboards over.

LIVING ROOM 17'11" x 11'9" (5.48m x 3.6m)

Front facing double glazed bay window with lovely distant views, double glazed side window, stone fireplace with built in electric fire, television point, two radiators.

BREAKFAST KITCHEN 13'7" x 5'10" (4.16m x 1.8m)

Double glazed side facing window offering far reaching views over the Severn Valley, range of wall and base units, built in double oven, gas hob with cooker hood over, breakfast bar, walk in pantry cupboard, space for under counter fridge and freezer, radiator.

UTILITY ROOM 6'0" x 5'6" (1.85m x 1.7m)

Front and side facing double glazed windows, double glazed door and side double glazed panel to the rear garden, shelving, coat hooks, stainless steel sink unit with cupboards under, space and plumbing for washing machine, door into hallway.

BEDROOM THREE

Side facing double glazed window, radiator, built in wardrobe with hanging rail and high level cupboard over.

BEDROOM TWO 14'1" x 8'10" (4.3m x 2.7m)

Side facing double glazed window with glorious distant views, radiator.

BEDROOM ONE 18'0" x 8'11" (5.5m x 2.73)

Side and rear facing glazed windows with views over the garden to the Severn Valley, radiator, and door to:

CONSERVATORY 16'4" x 10'2" (5m x 3.1m)

Brick and double glazed construction with light and fan, power points, double opening French doors to the garden, radiator.

SHOWER ROOM 10'2" x 5'2" (3.1m x 1.6m)

Fully tiled with glazed shower cubicle, pedestal hand basin, close coupled WC, obscure double glazed window and radiator.



DETACHED GARAGE 16'4" x 9'5" (4.99m x 2.89m)

Of brick construction, double opening doors, side windows. To the rear of the garage is a small workshop accessed from the rear.

FRONT GARDEN

Approached through wrought iron gates which open to a bloc pave driveway providing parking for two cars. Steps and a path lead up to the porch and front door. Majority of the front garden laid to lawn with a range of mature flower and shrub beds.

REAR GARDEN

Private southerly rear garden mostly laid to a series of lawns with paths between, a range of specimen trees and shrubs, greenhouse. There are wonderful views from various points in the garden over the Severn Valley, or back up to the Malvern Hills.

DIRECTIONS

From the office of Allan Morris in Malvern proceed up the A449 Worcester Road towards Malvern Link. Continue for a short way and turn left into North Malvern Road. and the first turning right onto the Cowleigh Road. Continue along to the edge of town and turn right into Cowleigh Bank where the property can be found on the left hand side, indicated by the For Sale board.



GROUND FLOOR
1346 sq.ft. (125.0 sq.m.) approx.



TOTAL FLOOR AREA: 1346 sq.ft. (125.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Mark with Telegraph 02023

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

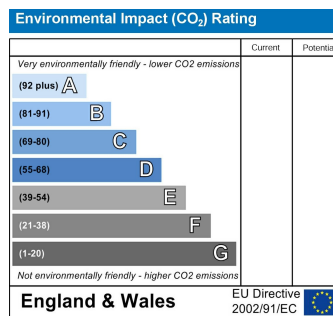
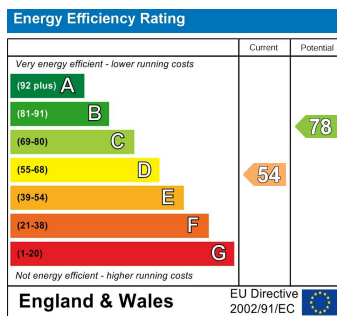
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D

ENERGY PERFORMANCE RATINGS: Current: E54 Potential: C78

SCHOOLS INFORMATION:Local Education Authority: Worcestershire LA: 01905 822700



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