



**44 Quest Hills Road, Malvern, WR14 1RW**

**Price Guide £275,000**

A delightful Malvern stone period end of terraced, two bedroomed house in this popular residential side road. In brief, the accommodation comprises: open plan dining room and kitchen, living room with large bay to the front, two bedrooms and well fitted bathroom to the first floor. Complemented by a sweet courtyard and storeroom and elevated lawn and decked rear garden with views to the Hills. We recommend booking to view this property to appreciate the space and design of this well maintained home.



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

## ENTRANCE

Approached through a wrought iron gate and up steps to the uPVC door.

## LIVING ROOM 12'9" (into bay) x 11'5" (3.9m (into bay) x 3.5m)

Front facing bay window, radiator, power points and superfast fibre broadband connection.

## DINING ROOM 11'7" x 9'2" to stairs (3.54m x 2.8m to stairs)

Laminate floor, rear facing double glazed window, under stairs space, granite breakfast bar and step up to:

## KITCHEN 6'4" x 7'5" (1.944m x 2.28m)

Rear facing double glazed window, double glazed rear door, matching range of wall and base units with granite work tops, inset stainless steel bowl and half sink unit, Worcester Bosch boiler, inset gas hob with granite splash back and cooker hood over, inset electric oven, shelving, back door leading to rear courtyard and giving garden access.

## STAIRS TO FIRST FLOOR

## BEDROOM ONE 11'7" x 10'9" (3.55m x 3.3m)

Front facing double glazed triple windows, radiator, power points.

## BEDROOM TWO 8'11" into recess 11'8" (2.72m into recess 3.56m)

Dual aspect double glazed windows, over stairs storage cupboards, radiator, power points.

## BATHROOM 7'2" x 7'2" (2.19m x 2.2m)

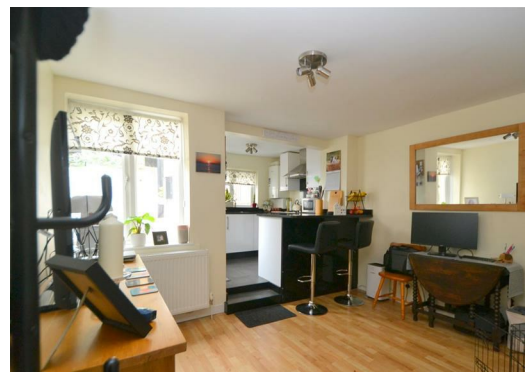
Obscure double glazed window, granite topped 'p' bath with mains fed waterfall shower with separate attachment over and glazed screen, ceramic hand basin on granite topped vanity unit, close couple WC, ladder style radiator, extractor unit.

## EXTERNALLY

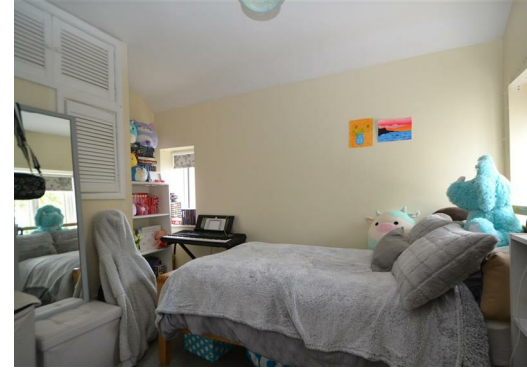
There is a delightful stone chipped patio/courtyard with useful large walk-in, built-in shed, steps with a prettily planted border lead up to a good sized decked area with balustrades, a level lawn and decked shelving, being private and South facing.

The foregarden, which is elevated, is level and laid with blue slate. Steps, with a handrail lead from the road with a planted side bed.

## DIRECTIONS



From the Malvern office, turn left onto Worcester Road. Go straight on at the traffic lights at Link Top and just after the second set of lights turn left into Albert Park Road. Take the fourth right into Quest Hills road and no. 44 can be found on the left hand side, as indicated by our For Sale board. For more information, or to arrange a viewing, please telephone us on 01684 561411.





Every effort has been made to ensure the accuracy of the floorplans contained here. Measurements of rooms, areas, volume and any other data are approximate and are intended to guide the eye only. They do not constitute a contract. The actual, layout and appliances shown here are not to be used as a warranty or guarantee. Measurements are to the face of walls unless otherwise stated.  
Map with average 1:2000

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

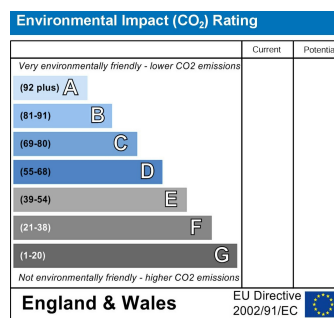
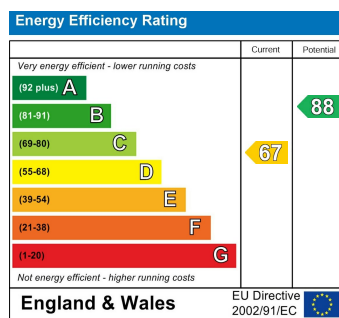
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**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: B

**ENERGY PERFORMANCE RATINGS:** Current: D67 Potential: B88

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



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