



**154 Upper Welland Road, Malvern, WR14 4LA**

**£175,000**

A most unique and characterful terraced period house with a secret garden slightly removed but with fantastic views of the Malvern Hills. In brief, the accommodation comprises: living room, dining kitchen, rear courtyard with gardener's WC, two bedrooms and shower room. The courtyard has a brick built store and gate to a side pathway which leads down to the garden. There is right of access for the other residents whose gardens back onto the pedestrian path. The property is offered in a NO CHAIN SALE situation and we recommend early viewing to understand and enjoy what is on offer.



# 154, Upper Welland Road, Malvern, WR14 4LA

## ENTRANCE

Approached through gate and brick paved path to front door opening into small hallway with radiator and stairs leading to the first floor.

## LIVING ROOM 13'1" x 9'5" (3.99m x 2.89m)

Front facing double glazed window, radiator, pebble front electric fire on tiled base with tiled fireplace, built-in cupboard with book shelves over, power points, television and telephone point.

## BREAKFAST KITCHEN 12'1" x 7'6" (3.7m x 2.3m)

Side facing double glazed windows, matching range of wall and base units, inset ceramic bowl and a half sink unit, inset Zanussi gas hob and electric oven with cooker hood over, fridge freezer, washing machine, Worcester Bosch Greenstar boiler, some under stairs storage, radiator and power points, double glazed rear door.

## FIRST FLOOR

Landing with side facing double glazed window, access to loft space, radiator, airing cupboard with slat shelving and insulated hot water cylinder.

## SHOWER ROOM 5'6" x 8'2" max (1.69m x 2.5m max)

Generous shower cubicle with glazed doors. close coupled WC, pedestal hand basin, obscure double glazed window, radiator, cupboard and medicine chest.

## BEDROOM ONE 12'1" x 12'1" (3.7m x 3.7m)

Dual aspect double glazed windows to front and side with lovely views up to the Hills, radiator, television point, original fireplace, over bed light pull.

## BEDROOM TWO 12'1" x 8'10" (3.7m x 2.7)

With rear facing double glazed window having lovely views to the Hills, radiator, power point, over bed light switch.



## OUTSIDE

Rear courtyard with door to gardener's WC with low flush WC, light and obscure double glazed window. The courtyard has a brick built coal log bunker and door to brick built shed with side window.

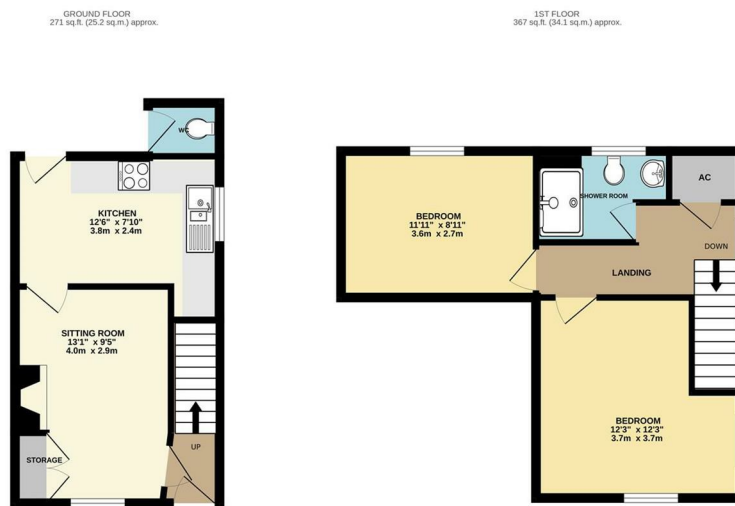
Gate to pathway (we understand to be owned by number 154 (TBC by solicitor) with right of access to 158, 160 and 162.

At the bottom of the pathway, a wrought iron gate leads to the good sized, level and enclosed garden. This is essentially laid to lawn with a raised flower bed and cultivatable area at the bottom. The garden enjoys views of the length of the hills and a mature bramley apple tree.

## DIRECTIONS

Proceed out of the centre of Great Malvern along the A449 Wells Road, following the signposts for Ledbury. Continue through Malvern Wells and just after Malvern Wells primary school take a left hand turn into Upper Welland Road. Follow for approx 1 mile into the village of Upper Welland. The property can be found on the right hand side and will be indicated by a For Sale board. To arrange a viewing or with any queries on the property please call Allan Morris & Ashton on 01684 561411.





TOTAL FLOOR AREA: 629 sq ft, (59.2 sq.m.) approx.  
 Whilst 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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Memphis 12/2014

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

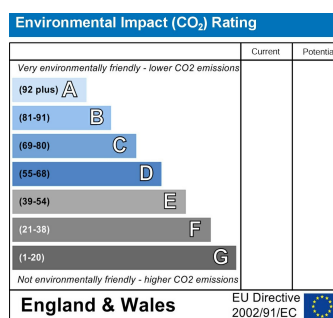
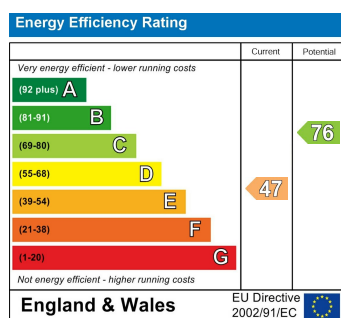
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Carpets are included, as are curtains. Other items may be available by separate negotiation.

**SERVICES:** Mains electricity, gas, 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: E47 Potential: C76

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



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