



Allan Morris
estate agents

**56, Charles Way, Malvern,
Worcestershire, WR14 2NB**

 **MAYFAIR**
OFFICE GROUP

Charles Way, Malvern, WR14 2NB

A most impressive and beautifully presented detached property, situated in a very popular residential location. The property, which has undergone a very extensive refurbishment and re-modelling, is finished to a high standard in a contemporary style to offer a bright and spacious feeling. Comprising; entrance hallway, sitting room with cast iron wood burner, newly fitted, open plan kitchen with snug area, newly completed garden room with lantern skylight window, utility room, three bedrooms, generous and newly fitted bathroom with bath and shower, integral garage, uPVC double glazing, modern 'Worcester' gas combi boiler and central heating system. The property has also been re-wired. Found on a lovely corner plot with block paved driveway, generous frontage as well as a delightfully private and enclosed rear garden, that has been well stocked with a metal store and two new timber garden sheds. Situated in quiet position and presented to a very high standard, this is a property not to be missed.

ENTRANCE HALL

uPVC front doors and two double glazed side panels, column radiator, built in storage/coats cupboard, oak floor, telephone/broadband point.

SITTING ROOM 19'2" x 12'2" (5.85m x 3.73m)

Large front facing uPVC window, Stovax 'Chesterfield' wood burner, recessed fireplace with granite hearth, with wood effect mantle and herringbone tiling. Television point, two column radiators, wood effect flooring, sliding oak pocket doors to inner hallway and to the snug area.

KITCHEN 17'5" x 10'1" (5.31m x 3.08m)

Rear facing uPVC window, newly re-fitted kitchen in a contemporary style with Dove Grey base level units and woodblock and quartz work surfaces, inset Belfast ceramic sink and a mixer tap, breakfast



bar, integrated NEFF electric oven and induction hob with integrated extractor fan, integrated dishwasher, space for fridge freezer, a variety of storage cupboard and pull out drawers, plinth electric heater, tile effect flooring, column radiator, double USB charging socket.

UTILITY ROOM 7'11" x 6'0" (2.42m x 1.83m)

Rear facing window and door to garden, complimentary base level units and wood block worktop, inset stainless steel sink and drainer unit, space for further appliances, continued tile effect floor, radiator.

SNUG AREA 12'0" x 6'6" (3.67m x 1.99m)

Open plan from kitchen with sliding uPVC door to Garden Room and sliding oak pocket door to sitting room, column radiator, continued tile effect floor.

GARDEN ROOM/DINING ROOM 11'3" x 9'10" (3.45m x 3.01m)

With double doors, opening onto garden, radiator, tiled floor, power points. Double glazed windows and lantern skylight roof window. LED downlights.

INNER HALL 16'3" x 3'6" (4.96m x 1.09m)

Loft access, wood effect floor, radiator, doors to:

BEDROOM ONE 14'0" x 10'0" (4.28m x 3.05m)

Large uPVC window overlooking rear garden, radiator, wood effect floor, television point.

BEDROOM TWO 14'1" x 10'1" (4.31m x 3.09m)

Front facing large uPVC window, radiator, wood effect floor.

BEDROOM THREE 10'4" x 7'0" (3.15m x 2.14m)

Large side facing uPVC window, radiator.

BATHROOM 10'1" x 8'10" (3.09m x 2.71m)

Side facing obscure uPVC window, newly re-fitted suite that comprises; panel bath with shower attachments over, low profile shower cubicle with mixer attachments, comfort height WC, vanity unit with wash basin and storage cupboard below, LED mirrored storage cabinet over sink, combination radiator and heated towel rail, tiled wall, wood effect flooring, spot lighting, extractor fan.

GARAGE 19'2" x 8'1" (5.86m x 2.48m)

With metal up and over door, access to roof storage space, wall mounted newly installed Worcester gas combi boiler, new electric consumer units, electric and gas meters, power and LED lights.

OUTSIDE - FRONTAGE AND DRIVEWAY

Block paved driveway leads to garage with parking for three cars, additional parking space is found at the side, generous corner plot front garden with established plants and shrubs, lawn and outside lighting. Gated side access to the rear garden.

The property has undergone extensive works on the roof including; fibreglass valley replacements, cleaned and treated roof tiles, new flat roof at the rear, new fascias, soffits and guttering.

REAR GARDEN

A generous, beautifully maintained and private rear garden, enjoying a south and westerly aspect, enclosed by brick wall and newly installed timber fencing, laid to lawn with mature and well maintained shrub and flowering borders, mature fruit trees, vegetable plot, patio seating areas, metal shed, two new timber garden sheds, outside lighting, power points and tap, gated side access.

DIRECTIONS

From the Allan Morris office in Malvern proceed along Worcester Road and go straight on at the traffic lights, going past Malvern Link Common on the right hand side and turn right just after the common, into Pickersleigh Road. At the T-junction turn right and first left into Charles Way. Follow the road round to the right and the property can be found on the right hand side. For more details please call the Malvern office on 01684 561411 or email malvern@allan-morris.co.uk.

ADDITIONAL INFORMATION

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 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: E

ENERGY PERFORMANCE RATINGS: Current: Potential: TBC

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

ASKING PRICE

£525,000



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