



**Allan Morris**  
estate agents

17, Lower Howsell Road, Malvern, Worcestershire,  
WR14 1EQ

 **MAYFAIR**  
OFFICE GROUP

## Lower Howsell Road, Malvern, WR14 1EQ

A very attractive 1930s style detached property, situated in a popular and convenient residential location, close to the amenities and transport links of Malvern Link. The property comprises; porch, hallway, sitting room, dining room, kitchen, conservatory, WC, utility room, office/downstairs bedroom with en-suite shower room. This would be an ideal situation as accommodation for a dependent person or work from home space., first floor landing, three bedrooms and a bathroom. The house has an extensive frontage and driveway with lots of parking, and a well maintained rear garden with a southerly aspect and a fine view of the Malvern Hills. We highly recommend an early viewing, to appreciate the position and flexible accommodation on offer.



### **HALLWAY**

uPVC front door, obscure glass window, radiator, wooden floor, stairs to first floor, under stairs storage cupboard.

### **WC**

Low level WC, wash basin, radiator.

### **SITTING ROOM 14'0" x 11'9" (4.29m x 3.59m)**

Rear facing double glazed window and sliding patio doors open to garden, feature fireplace with brick built surround wooden mantle, Cast Iron wood burner, radiator, television point, wooden floor, picture rail.

### **DINING ROOM 11'10" x 11'8" plus bay window (3.61m x 3.58m plus bay window)**

Front facing uPVC bay window, curved radiator, recess fireplace with marble hearth, wooden floor, picture rail.

### **GROUND FLOOR BEDROOM FOUR/STUDY 14'4" x 5'8" plus recess (4.39m x 1.75m plus recess)**

L shaped room. Double glazed with side and rear facing windows, radiator, television point, door to en-suite.

### **KITCHEN 8'10" x 14'6" (2.70m x 4.42m)**

Rear facing uPVC window with view of the Hills, modern style fitted kitchen with handle-less cupboards, sink and drainer unit with a mixer tap, electric oven and hob, extractor hood, integral dishwasher and fridge freezer, integral microwave, tiled floor, heated towel rail, spot lighting.

### **CONSERVATORY 10'7" x 10'7" (3.24m x 3.24m)**

uPVC construction, radiator, double doors to garden. Door to:

### **UTILITY 7'5" x 7'4" (2.28m x 2.24m)**

Range of eye and base level units, sink and drainer unit, space for

washing machine and tumble dryer, space for further appliances, cupboard housing Worcester gas combi boiler, extractor fan.

### **FIRST FLOOR LANDING**

Side facing uPVC window and half landing, wooden spindle banister, loft access.

### **BEDROOM ONE 9'8" x 12'11" (2.95m x 3.96m)**

Rear facing uPVC windows, fine view of the Malvern Hills, radiator, full range of fitted mirrored wardrobes.

### **BEDROOM TWO 11'10" x 11'10" (3.63m x 3.62m)**

Front facing uPVC bay window, fitted wardrobes, radiator.

### **BEDROOM THREE 8'10" x 7'10" (2.71m x 2.40m)**

Rear facing uPVC window, view of the Hills, radiator.

### **BATHROOM 8'9" x 5'3" (2.68m x 1.62m)**

Front facing obscure/uPVC window, low level WC, wash basin with storage below, shower over bath with glass splash screen, extractor fan, spot lighting, heated towel rail.

### **OUTSIDE - FRONTAGE AND DRIVEWAY**

Gated and enclosed frontage. Laid to block paving driveway and hard standing for four to five cars, lawn and shrub planting, gated side access.

### **REAR GARDEN**

Landscaped and southerly facing rear garden, Laid to lawn, patio seating area and timber garden shed, pagoda over hot tub (by negotiation). View towards the Malvern Hills.

### **DIRECTION**

From the Allan Morris office proceed along Worcester Road and go to Malvern Link. At the crossroads where the traffic lights are, turn left into Richmond Road. At the T junction turn right into Church Road and proceed to the end. Turn left onto Lower Howsell Road and No 17 is on the left hand side, indicated by the For Sale sign. For more details please call our Malvern office on 01684 561411.

### **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 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: D62 Potential: C79

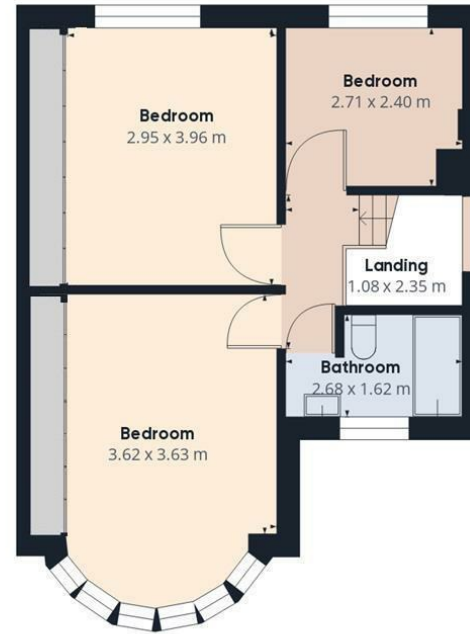
**SCHOOLS INFORMATION:** Local Education Authority: Worcestershire LA: 01905 822700

**ASKING PRICE - £480,000**



Approximate total area<sup>(1)</sup>

126.94 m<sup>2</sup>

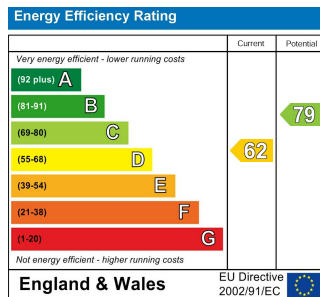


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Material Information Report



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