



**116 Woodfarm Road, Malvern, WR14 4PR**

**£350,000**

A very well presented semi detached unfurnished property in Malvern Wells with views towards the Malvern Hills and across the golf club to the rear. The accommodation comprises; Porch, entrance hall with under stairs storage, Lounge with log burner and patio doors to rear garden, study/bedroom four, kitchen with space for dining table, utility room with space and plumbing for washing machine and tumble dryer, downstairs WC. To the first floor there is a landing, three bedrooms and a bathroom. Further benefits include off road parking on the "Green Drive" and garden with patio lawn and borders. Offered with no onward chain, we highly recommend an early viewing.



# 116, Woodfarm Road, Malvern, WR14 4PR

## LOCATION

Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. The Malvern Hills, an area of outstanding natural beauty are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs. Malvern has very good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs. Trains run from Malvern stations direct to Birmingham and London. Motorway access is via junction 7 of the M5.

## ENTRANCE PORCH 6'7" x 4'1" (2.02m x 1.25m)

uPVC window to the front and side, uPVC front door, tiled floor, uPVC door to:

## ENTRANCE HALLWAY

Stairs to first floor, under stairs storage cupboard, radiator, doors to:

## LOUNGE DINING ROOM 22'3" x 10'3" (6.79m x 3.14m)

Front facing uPVC window, sliding double glazed patio doors to the rear, two radiators, television and satellite points, Cast Iron wood burner.

## STUDY/BEDROOM FOUR 11'2" x 6'2" (3.41m x 1.90m)

Front facing uPVC window, radiator, two television points and a telephone point.

## KITCHEN 15'3" x 8'11" (4.66m x 2.72m)

Rear and side facing uPVC windows, range of shaker style fitted kitchen units, wooden worktops, integrated Siemens electric oven and hob with extractor hood over, one and a half sink and drainer unit, tiled splash back, integrated refrigerator, larder cupboard, radiator, door to:

## UTILITY ROOM 7'1" x 4'6" (2.16m x 1.39m)

Rear facing uPVC window, side facing door giving access to the garden. Worktop with usual sink and drainer unit, plumbing for washing machine below, radiator, door to:



## WC

Low level WC, wash basin, radiator, rear facing obscure double glazed window.

## FIRST FLOOR LANDING

Loft hatch with fitted ladder, doors to:

### BEDROOM ONE 15'8" x 11'5" (4.79m x 3.49m)

Front facing two double glazed windows with a view of the Malvern Hills, two radiators, three built in wardrobes, airing cupboard housing a gas combi boiler and slatted shelving, television point.

### BEDROOM TWO 10'11" x 8'6" (3.35m x 2.61m)

Rear facing uPVC windows with views over the garden, golf course and beyond, radiator, built in storage cupboard.

### BEDROOM THREE 20'4" x 6'3" (6.22m x 1.91m)

Dual aspect front and rear facing double glazed window, loft hatch.

### BATHROOM 7'4" x 5'5" (2.26m x 1.66m)

Rear facing obscure double glazed window, shower over bath, p shaped bath, low level WC, wash basin, heated towel rail, tiled walls, extractor fan.

## FRONT GARDEN

With off road parking laid to a green driveway, low brick wall, lawn and flowering borders, gated side access.

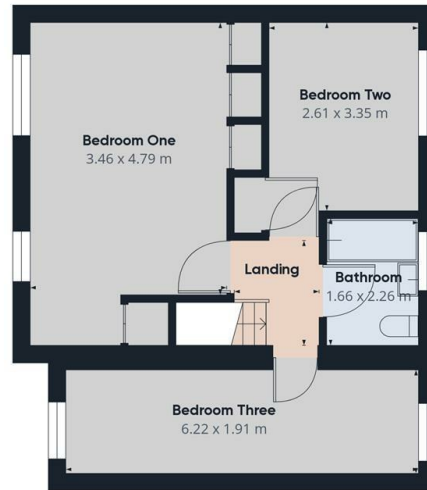
## REAR GARDEN

Laid to lawn with patio seating area, backs onto open golf course practise ground, well stocked borders and young trees. Timber garden shed, outside tap. gated side access.

## DIRECTIONS

From the office of Allan Morris in Great Malvern proceed up Church Street and bear left onto the Wells Road. Follow the road along until reaching the left hand turn signposted for Three Counties Showground into Hanley Road. Turn left and follow the road down the hill and take the next left into Woodfarm Road. Continue along Woodfarm Road where the property can be found on the right hand side as indicated by an Allan Morris Sales Board. For more information or to book a viewing, please call the Malvern office on 01684 561411.





Approximate total area<sup>(1)</sup>  
106.38 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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**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

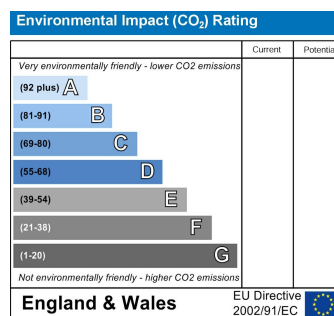
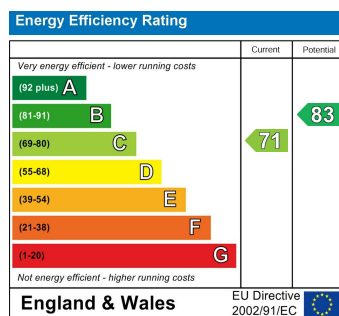
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**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: C71 Potential: B83

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



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