



Allan Morris
estate agents

50 Malvern Road, Powick, Worcestershire, WR2
4RT

 **MAYFAIR**
OFFICE GROUP

Powick, WR2 4RT

50 Malvern Road is a high quality and highly individual detached property, situated in a generous plot and convenient location, with excellent access to Worcester, Malvern and the M5 in the village of Powick. The property offers particularly spacious, immaculately presented family orientated accommodation, finished to a very high standard throughout. Briefly comprising; front terrace, reception hallway, spacious sitting room, dining room, oak fitted breakfast kitchen, family room/snug, home gym that would also work as a superb home office, cloakroom and utility room. Upstairs there is a light and open first floor galleried landing, master suite with newly appointed en-suite, four further bedrooms, two of which have a Jack and Jill en-suite, additional family bathroom. Outside the generous proportions continue with a private gated entrance leading to a large block paved driveway with a detached double garage, sunny front terrace in the morning, a private landscaped rear garden with lawns, beautifully designed flowering and shrub borders and additional seating/entertaining areas. If you are looking for a modern house with generous proportions, private and secure location with great connections, this property is perfect and we highly recommend an early viewing.

PORCH

Recessed porch over the front door, approached via the steps and front terrace from the driveway. Opens to;

ENTRANCE HALL

Spacious entrance Hallway, returning stairs to the first floor, large under stairs storage cupboard, airing cupboard, marble tiled floor.

WC

Rear facing obscure uPVC window, low level WC, ceramic bowl wash basin, continued marble tiled floor, radiator.

SITTING ROOM 21'11" x 12'11" (6.70m x 3.95m)

Spacious principle reception room with front facing uPVC bay window, television point, stone feature fireplace with living flame gas fire.

DINING ROOM 15'5" x 13'1" (4.70m x 4.00m)

Rear facing uPVC French patio doors to the gardens, side facing uPVC window.

GYM/HOME OFFICE 12'2" x 7'1" (3.71m x 2.16m)

Front facing uPVC window, spot lighting.

KITCHEN DINING ROOM 21'0" x 13'5" (6.41m x 4.09m)

Two rear facing uPVC windows overlooking the garden, range of wooden eye and base level units, granite worktops, inset one and a half sink and drainer unit. Recessed Range cooker with extractor hood over, integrated dishwasher,



glass feature display cabinet, granite tiled floor with underfloor heating, space for American fridge freezer, external door to side, integrated sound system and spot lighting. Door to:

FAMILY ROOM/SNUG 12'6" x 12'0" (3.83m x 3.66m)

Dual aspect side and front front facing uPVC windows, continued granite tile flooring with under floor heating.

UTILITY 8'10" x 6'10" (2.70m x 2.09m)

Rear facing uPVC window and door to the garden, wall and base level units, plumbing for washing machine and tumble dryer, sink unit, wall mounted radiator, continued granite tile flooring, extractor fan, spot lighting.

FIRST FLOOR LANDING 13'0" x 12'10" (3.98m x 3.92m)

Spacious open landing space. Front facing uPVC window, wooden spindle banister, airing cupboard. Doors to:

BEDROOM ONE 16'0" x 14'2" plus wardrobes (4.88m x 4.34m plus wardrobes)

Front facing uPVC bay window, very spacious master suite with a full range of mirrored sliding door wardrobes, telephone point.

EN-SUITE 12'11" x 6'3" (3.94m x 1.91m)

Front facing obscure uPVC window, large double shower with rainfall shower head, wall hung low level WC, bidet, twin wash basins with storage below, heated towel rail, additional storage, spot lighting.

BEDROOM THREE 14'6" x 13'0" (4.43m x 3.98m)

Rear facing uPVC window overlooking the garden, television and telephone point.

BEDROOM TWO 15'0" x 12'10" (4.59m x 3.93m)

Rear facing uPVC window overlooking the garden, telephone and television point.

En-Suite 11'4" x 5'6" (3.46m x 1.70m)

Shared between bedroom 2 and bedroom 4. Side facing obscure uPVC window, corner shower cubicle, low level WC, vanity unit with wash basin, heated towel rail, tiled floor.

BEDROOM FOUR 12'11" x 10'2" (3.94m x 3.12m)

Front and side facing uPVC window, phone point, built-in storage cupboard/wardrobe.

BEDROOM FIVE 9'5" x 8'5" (2.89m x 2.58m)

Front facing uPVC window.

FAMILY BATHROOM 12'4" x 10'10" (3.77m x 3.32m)

Rear facing uPVC window, double end jacuzzi bath, low level WC, wash basin with storage under, radiator, separate shower cubicle, spot lighting.

FRONTAGE AND DRIVEWAY

The property is approached via double gates to a large block paved driveway for 7-8 cars. Access to the garage. Steps lead you up to the front terrace with seating area that enjoys morning sun. Porch across the front of the property over front door, with gated side access on either side to the rear.

DOUBLE GARAGE 19'3" x 18'8" (5.87m x 5.71m)

With electric up and over door, side door and window, power and light and storage in eves. Potential for conversion. Additional garden space to the side.

REAR GARDEN

Beautifully landscaped rear garden with block paved patio seating area. Steps lead up to the upper garden with level lawn and well established shrubs and flower borders, smaller patio seating spot and a further decked seating/dining/entertaining area to the rear. Mature trees at the rear provide shelter and privacy. Outside lighting and tap.

DIRECTIONS

From Malvern follow the A449 in the direction of Worcester. On approach to the village of Powick, pass through the traffic lights and pass Powick Primary School on the left hand side. Take the next left and bear left back towards the village hall. 50 Malvern Road will be found on the right hand side, indicated by our for sale notice. For more details or to book a viewing please call our Malvern office on 01684 561411.

LOCATION

The property is located in the popular village of Powick situated halfway between Worcester and Great Malvern. Powick is just over 3 miles approx. from Worcester City Centre offering plenty of shopping and entertainment options, and just over 5 miles approx. to Great Malvern, the gateway to the historic

Malvern Hills offering multiple walks enjoying the fabulous views. Powick itself is home to a highly respected primary school and is conveniently positioned for commuting, the motorway network is easily accessed via the M5 junction 7 which is just 4 miles approximately from the property. Train stations in Worcester provide direct trains to Birmingham and London, with the new Parkway Train Station being approximately 5 miles away.

Local schools include Powick C of E School which is within a short walking distance, and Christopher Whitehead Language College & Sixth Form is a popular secondary school. There are multiple independent schools within easy reach to the property including The Kings School and The Royal Grammar School in Worcester.

What3Words

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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 furniture, carpets and curtains, may be available by separate arrangement

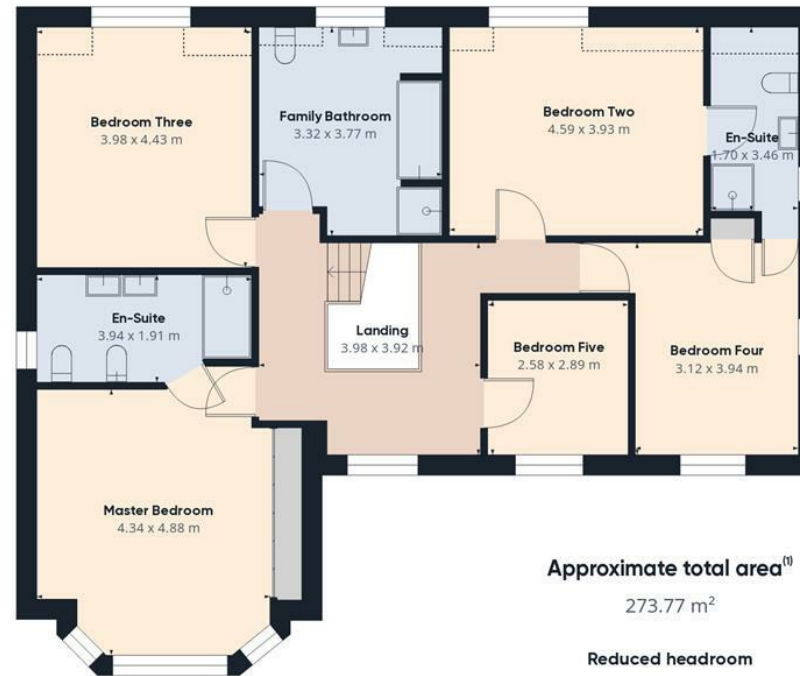
SERVICES: Mains gas, mains electricity, water and drainage are connected.

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: TBC

ENERGY PERFORMANCE RATINGS: Current: C78 Potential: B82

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



Approximate total area⁽¹⁾

273.77 m²

Reduced headroom

3.77 m²

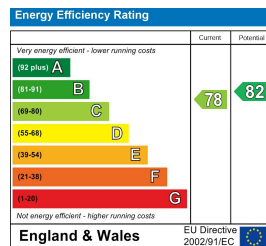
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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Material Information Report



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