



394 Pickersleigh Road, Malvern, WR14 2QH

Price Guide £375,000

A beautifully presented detached three double bedroom cottage with driveway giving parking for several vehicles, insulated studio and gardens situated in the heart of Barnards Green. The well presented accommodation comprises; sitting room with open fireplace, family room with wood burner, breakfast room open to cottage style kitchen, utility room, guest WC, conservatory, three double bedrooms, refitted bathroom. Further benefits include; gas central heating, double glazing, detached insulated garden studio/office, driveway and private gardens with views over Barnards Green and the Severn Valley to the side. Viewing a must to appreciate the character and condition of home on offer.



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ENTRANCE PORCH

Accessed via part glazed front door, front aspect double glazed window, wall light point, stripped wooden leaded glass panelled door leading to:

ENTRANCE HALL

Ceiling light point, picture rail, stairs to first floor with understairs alcove, double panel radiator with thermostatic valve, Karndeian oak plank effect flooring, stripped wood antique panel door to sitting room and breakfast room, wide double doorway to:

FAMILY ROOM 10'11" x 10'11" max (3.33 x 3.33 max)

Front aspect double glazed raised bay window, ceiling light point, picture rail, feature open fireplace with floor mounted wood burner on tiled hearth, double panel radiator with thermostatic valve.

SITTING ROOM 10'11" x 10'11" max (3.34 x 3.32 max)

Front aspect double glazed raised bay window, ceiling light point, picture rail, feature cast iron fire surround with fire place, grate and slate hearth, dado rail, double panel radiator with thermostatic valve.

BREAKFAST ROOM 11'0" x 7'6" (3.37m x 2.29m)

Ceiling light point, coving, double panel radiator with thermostatic valve, Karndeian oak plank effect flooring, wide archway to conservatory, obscure glass panel door to utility, wide brick arch to:

FITTED KITCHEN 10'11" x 7'0" (3.34m x 2.14m)

Rear aspect double glazed window, ceiling light point, bespoke Howdens solid painted wood cottage style kitchen comprising matching range of floor and wall mounted units, including plate rack and glass display cabinet, one and a half bowl ceramic sink unit with single drainer, space for tall fridge freezer, Rangemaster five hob range style cooker with matching extractor over, continued Karndeian oak plank effect flooring from breakfast room.

CONSERVATORY 11'2" x 6'6" (3.42m x 2.0m)

Double glazed conservatory built on waist height brick wall, wall light point, continued Karndeian oak plank effect flooring, double panel radiator with thermostatic valve, recessed fitted tiles to floor in front of double glazed double French doors giving access to rear garden.

UTILITY

Side aspect window, ceiling light point, space and plumbing for automatic washing machine and further appliance under kitchen style worksurface, wall mounted Worcester Bosch gas boiler, glass panel door to side driveway, panel door to:

GUEST WC

Side aspect double glazed obscure glass panel window, ceiling light point, wash hand basin with tiled splashback, low level WC, bespoke fitted cupboard disguising electric meters.

FIRST FLOOR LANDING

Front aspect double glazed window, ceiling light point, access to roof space, double radiator and antique stripped wooden panel doors to:

BEDROOM ONE 10'11" x 10'11" max (3.34m x 3.33m max)

Front aspect double glazed window, ceiling light point, double panel radiator with thermostatic valve.

BEDROOM TWO 10'11" x 10'11" max (3.33m x 3.33m max)

Front aspect double glazed window, ceiling light point, feature open alcove to chimney recess, double panel radiator with thermostatic valve.



BEDROOM THREE 11'8" x 10'11" (3.57m x 3.35m)

Rear aspect double glazed window, ceiling light point, dado rail, built-in single wardrobe double panel radiator with thermostatic valve,

FAMILY BATHROOM 8'9" x 8'2" + recess (2.69m x 2.50m + recess)

Side aspect obscure glass double glazed window and rear aspect double glazed window, re-fitted contemporary suite with panelled bath and shower over, glazed screen, close coupled WC, hand basin on three drawer vanity unit, high level rear facing double glazed window, side facing obscure glass double glazed window, low level radiator, two ladder style radiator, down lights and extractor unit.

OUTSIDE

FRONT GARDEN

Accessed via a five bar farm style gate with matching pedestrian gate to side leading to a driveway providing off-road parking for three to four cars, giving access to the studio, side door utility and gateway to rear garden. Steps lead up from the driveway to a front garden with a low maintenance stone chipped area immediately to the front of the property which continues to a lawned area with specimen tree and raised flower beds to side.

REAR GARDEN

With pebble walkway from the conservatory leading to steps to patio area with further steps and pebbled area leading to the lawn, outside light, further slabbed seating area, raised beds and another pebbled area at the top. The garden is enclosed and private with long distance views to the sides, side door to the Studio and access through gate to the front.

STUDIO (INSULATED) 18'4" x 9'7" (5.6m x 2.93m)

With side door from the gardens, twin uPVC French doors and side panels to the front, power, triple ceiling lights, under floor heating, hard wired ethernet, separate fuse board. An ideal space for home-working, gym etc.

DIRECTIONS

Proceed from our office down Church Street, which becomes Barnards Green Road after the traffic lights. At the roundabout, take the left hand turn into Pickersleigh Road and the property is almost immediately on the left.

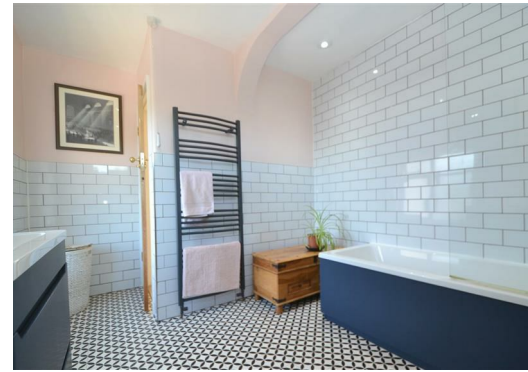
For viewings, we recommend parking either at the bottom of Avenue Road, slightly further down Pickersleigh Road, or on Upper Chase Road - purely for ease. The property does of course, have its own driveway.

GUIDE PRICE - £375,000

ADDITIONAL INFORMATION

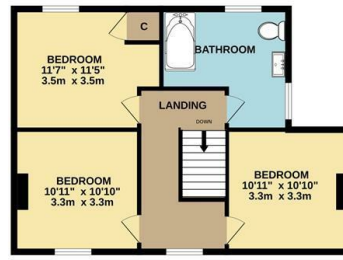
In the rear garden, the large conifer nearest to the house in the neighbours' garden is going to be felled in December. This will allow a lot more light into the property and garden.

To the front, the bungalow in front has access over the drive for repairs and maintenance on their property.



GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.

1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1408 sq.ft. (130.8 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 omission or mis-statement. 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.
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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

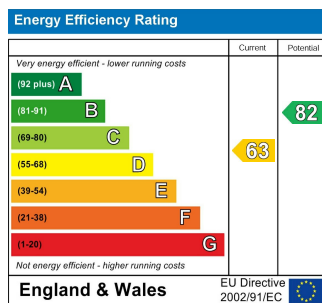
SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D

ENERGY PERFORMANCE RATINGS: Current: D63 Potential: B82

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

EPC Material Information Report



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