



**46 Wyche Road, Malvern, WR14 4EG**

**£450,000**

A beautifully presented, detached cottage in an elevated position on the Eastern side of the Malvern Hills. In brief, the accommodation comprises: living room, lounge, dining room, kitchen, garden room and guest WC to the ground floor with three bedrooms and a bathroom. Externally, the garden room opens to a rear garden which is backed by sculptural rock face with inset lighting. Offering pretty and level courtyard space with access to the frontage and further hillside area above. The front of the house enjoys a flagstoned frontage, side access both sides to the rear and glorious views over the Severn Valley. There is parking at the property and on street is available at the bottom of the driveway. We strongly recommend early viewing to appreciate the lovely home which is being offered in a NO CHAIN SALE SITUATION.





# 46, Wyche Road, Malvern, Worcestershire, WR14 4EG

## ENTRANCE

Approached over shared tarmac driveway to gate and flagstone frontage to a new stable door with inset double glazed panel opening into:

## LIVING ROOM 12'11" x 11'8" (3.94m x 3.58m)

Inset door mat, inset multi fuel burner, radiator, small under stairs storage cupboard, oak staircase to first floor, double glazed sash window with views of the Severn Valley. Door into:

## LOUNGE 12'11" x 10'1" (3.94m x 3.08m)

Inset log burner, shelving, radiator, double glazed sash windows with panoramic views over the Severn Valley.

## DINING ROOM 11'8" x 8'11" (3.56m x 2.72m)

Tiled floor, inset downlighters, radiator, underfloor heating, steps up to garden room and square arch to:

## KITCHEN 10'9" x 8'11" (3.28m x 2.72m)

Fully fitted with matching range of wall and base units, twin side facing double glazed windows, integral fridge freezer, integral dishwasher, washing machine, Britannia range style cooker with electric double oven and grill and five burner gas hob with cooker hood over, under counter lighting, wine rack, pull out spice rack, integral two-compartment bin, full height larder cupboard, glass fronted display cupboard, inset bowl and half ceramic sink unit, humidity controlled Envirovent fan unit, underfloor heating and control point for the same, tiled floor.

## GARDEN ROOM 11'5" x 8'0" (3.5m x 2.44m)

Rear and side facing double glazed window, rear facing double glazed French doors, twin velux double glazed ceiling windows, radiator, door to:

## GUEST WC 7'2" x 2'1" (2.2m x 0.65m)

Close coupled WC, wall mounted hand basin, obscure double glazed window, ladder style radiator, space and power for a tumble dryer.

## FIRST FLOOR

### BEDROOM ONE

Front facing double glazed sash window offering the glorious panoramic views, cast iron fireplace, radiator, dado rail and one panelled wall.

### BEDROOM TWO

Front facing double glazed sash window offering the glorious panoramic views, radiator, cast iron fireplace, gas point, picture rail.

### BEDROOM THREE 11'8" max x 8'10" (3.58m max x 2.7m)

Twin rear facing double glazed windows, radiator, access to loft space, (we understand a builder has confirmed roof height is suitable for conversion for a bedroom and en suite, subject to the relevant permissions).



## BATHROOM

Beautifully appointed with a white suite comprising: close coupled WC, pedestal hand basin, glazed shower cubicle, claw foot slipper bath, obscure double glazed window, radiator, downlights and humidity controlled Envirovent fan unit.

## EXTERNALLY - GARDENS AND PARKING

To the rear is an easy to maintain level garden area, essentially pebbled with side borders, inset reinforced area for parking a car or as a seating area, inset lights illuminating the glorious Malvern stone backdrop. There is fencing to one side and double gates to the front.

The fore garden is level, flagstoned, gate to the side and front, large wooden bench and picket fence to the front.

## DIRECTIONS

From our office in Great Malvern proceed along the Wells Road, continuing past Warwick House on the left and taking the next turning on the right into Wyche Road signposted Colwall. Continue along the road for approximately one mile and the property can then be found on the right hand side elevated above the road accessible via a shared driveway. If parking on the road, easiest to turn at the Wyche Cutting and park pointing down hill.

## 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, 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.

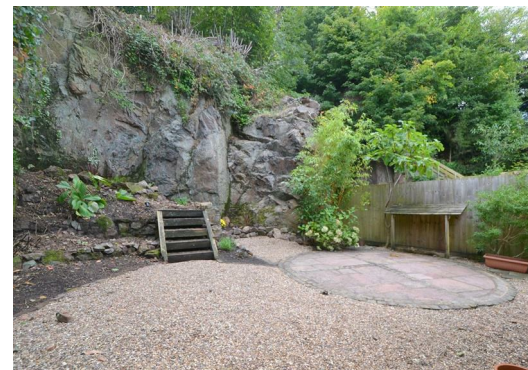
**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: DPARKING

**ENERGY PERFORMANCE RATINGS:** Current: D56 Potential: B82

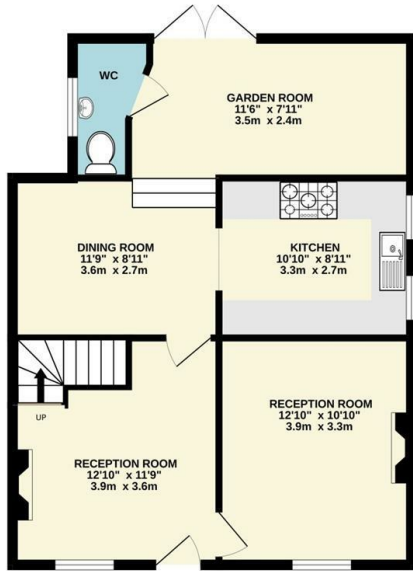
**SCHOOLS INFORMATION:**

Local Education Authority: Worcestershire LA: 01905 82270

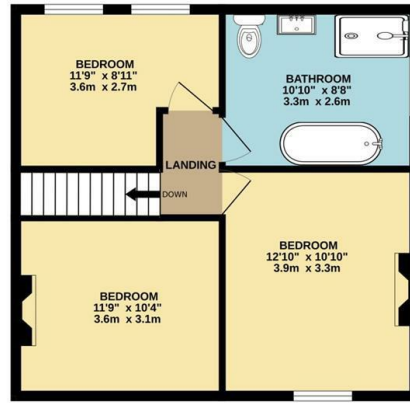
**ASKING PRICE - £450,000**



GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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 error, 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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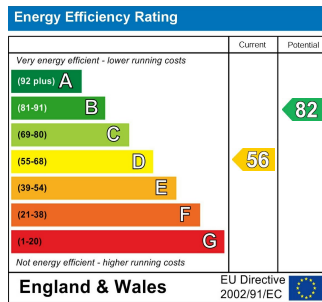
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## EPC

## Material Information Report



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