



**8 Partletts Way, Powick, WR2 4SJ**

**£369,950**

A very well presented and upgraded, modern three bedroom detached family home, situated in the popular village of Powick. The accommodation comprises: entrance hall, downstairs cloakroom, re-fitted kitchen, sitting room, dining room, conservatory, first floor landing, master bedroom with en-suite, two further bedrooms and a family bathroom. Outside: To the front is a low maintenance fore garden, driveway to the side and single garage. To the rear is a private and landscaped garden with lawn, seating areas and established planting. The village is popular with a well renowned primary school, village hall and connections to Malvern, Worcester and the M5. We highly recommend an early viewing to appreciate the accommodation and position of this immaculate family home.



# 8, Partletts Way, Powick, Worcestershire, WR2 4SJ

## ENTRANCE

uPVC front door opens to:

## ENTRANCE HALLWAY 3'8" x 15'1" (1.14m x 4.60m)

Stairs to the first floor, radiator, tiled floor, under stairs storage cupboard.

## SITTING ROOM 11'0" x 16'2" (3.37m x 4.94m)

Front facing uPVC window, electric fireplace (possibly available by negotiation), radiator, television point, open plan to:

## DINING ROOM 7'8" x 9'8" (2.35m x 2.96m)

Radiator, door to kitchen, bi-fold doors to:

## CONSERVATORY 10'2" x 11'1" (3.10m x 3.39m)

uPVC windows and doors open to the garden, tiled floor, underfloor heating, door to:

## GARAGE 8'7" x 18'2" (2.63m x 5.54m)

Metal up and over doors, power and light.

## KITCHEN 9'10" x 9'6" (3.02m x 2.92m)

Rear facing uPVC window, re-fitted kitchen with a range of high and low level storage, integrated electric hob and oven, slimline dishwasher, integrated washing machine, fridge freezer, tiled floor, side facing door.

## FIRST FLOOR LANDING

Airing cupboard containing hot water cylinder, doors to:

## BEDROOM ONE 10'8" x 10'8" (3.26m x 3.27m)

Front facing uPVC window, built-in double wardrobe, radiator.

## EN SUITE 7'3" x 4'5" (2.23m x 1.36)

Front facing obscure uPVC window, shower cubicle, low level WC, heated towel rail, extractor fan.

## BEDROOM TWO 9'2" x 8'9" (2.80m x 2.68m)

Rear facing uPVC window, extensive range of fitted furnishings and wardrobes, radiator.

## BEDROOM THREE 6'8" x 9'8" (2.05m x 2.96m)

Rear facing uPVC window, radiator.

## BATHROOM 6'9" x 5'6" (2.06m x 1.68m)

Panel bath, low level WC, wash basin, heated towel rail, tiled walls, extractor fan.

## OUTSIDE

Frontage laid to low maintenance paving and stone chippings, path to front door. Driveway to the side leads to the garage. Generous and landscaped rear garden is enclosed by timber fencing, with gated side access. Laid to lawn with patio seating areas, established and decorative planting, further patio area with timber pergola, timber garden shed, outside tap.



## 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.

## DIRECTIONS

From Malvern proceed towards Worcester on the A449. As you enter the village of Powick, turn right at the traffic lights into Hospital Lane and then first right into King Charles Avenue. Take the first turning on the right into Russell Close then proceed ahead into Partletts where the property will be located on the right, as indicated by the Allan Morris 'For Sale' board. For more details or to book a viewing, please call our Malvern office on 01684 561411.

## what3words

///enough.kitchen.minds

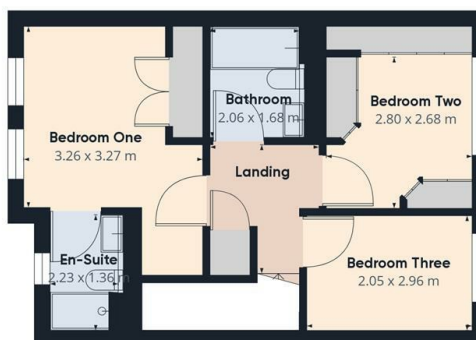
## ASKING PRICE

£369,950





Approximate total area<sup>(1)</sup>  
107.49 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**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.

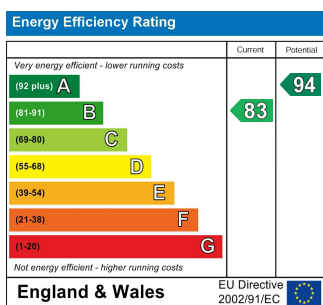
**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: E

**ENERGY PERFORMANCE RATINGS:** Current: B83 Potential: A94

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

### EPC

### Material Information Report



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