



30 Westward Road, Malvern, WR14 1JU

£325,000

A detached bungalow in this popular residential side street, with accommodation comprising: Porch, entrance hall, living room, dining/kitchen, two double bedrooms, shower room, conservatory, rear porch and integral garage. The bungalow has been well maintained, but could do with a little upgrading. It benefits from gas central heating, double glazing, generous off road parking and a level and enclosed rear garden. Offered in a NO CHAIN SALE SITUATION, we recommend viewing internally to appreciate this home.



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ENTRANCE

Approached over brick paved driveway, double glazed door into porch with light and further double glazed door into:

HALLWAY

Laminate floor, radiator with ornate cover, telephone point, power points, built-in cupboard with slat shelving, built-in cupboard with hanging rail and shelved cupboard over, door to integrated garage.

LIVING ROOM 18'11" x 11'9" (5.77 x 3.6)

Front facing double glazed window, feature fireplace with marble base, ornate marble surround and inset coal effect gas fire, 2 radiators, power points and TV point.

DINING KITCHEN 13'9" x 11'0" (4.2m x 3.36m)

Dual aspect double glazed windows, matching range of wall and base units, built-in electric oven and ceramic hob, inset stainless steel sink unit, space and plumbing for washing machine, ceramic tiled floor, ample space for table and chairs, radiator, double glazed door to:

SUN ROOM 9'9" x 5'8" (2.98m x 1.74)

Being brick and double glazed construction with tiled floor and door to rear garden.

SIDE PORCH 6'0" x 4'10" (1.84m x 1.48m)

Brick and double glazed construction with tiled floor and shelving and doors to the front and rear.

BEDROOM ONE 10'11" x 11'10" (3.33m x 3.62m)

Rear facing double glazed window, radiator, power points.

BEDROOM TWO

Rear facing double glazed window, radiator, power points, telephone point.

SHOWER ROOM 6'6" x 5'6" (2m x 1.7m)

Recently installed white suite comprising generous shower cubicle, close coupled WC, pedestal hand basin, towel rail radiator, autumn leaf patterned double glazed window.

GARAGE 16'4" x 7'10" (5m x 2.4m)

Up and over door, double glazed side window, lighting, power, shelving, fuse board and gas and electric meters.

EXTERNALLY

The rear garden is essentially laid to lawn, fully enclosed patio area, greenhouse, shrub and flower borders, pathway leading to two wooden sheds and the side porch. A pathway from the front entrance of the porch, leads to the driveway offering multi vehicle parking and has fencing to the sides and front.

DIRECTIONS

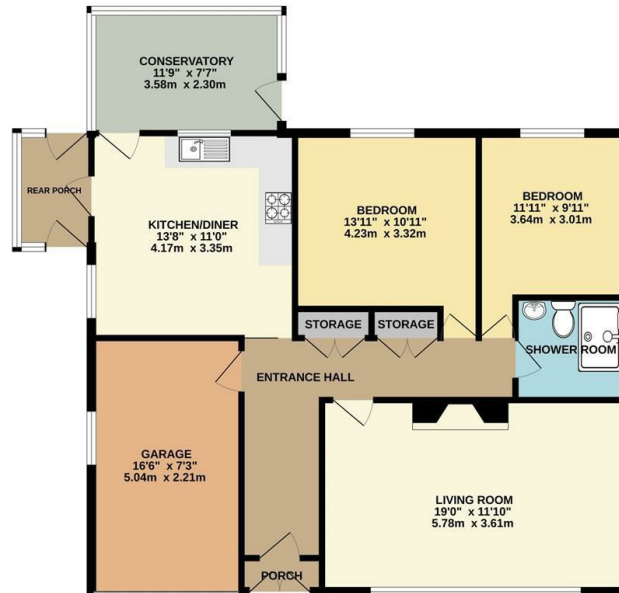
From the Allan Morris office on the Worcester Road, proceed north towards Malvern Link. At the traffic lights turn left and then bear right towards Leigh Sinton along the Newtown Road, this then becomes Leigh Sinton Road. After



approximately one mile take the left hand turn into Westward Road and follow the road until number 30 is found on the right hand side. For further information or to arrange a viewing please call the office on 01684 561 411.



GROUND FLOOR
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 operation or efficiency can be given.
Made with floorplan 12/2024

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. Carpets and curtains will remain within the sale.

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: C

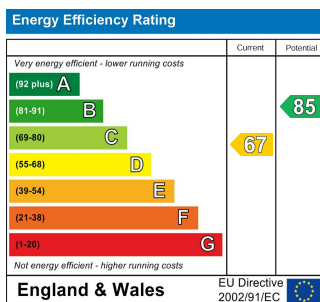
ENERGY PERFORMANCE RATINGS: Current: D67 Potential: B85

SCHOOLS INFORMATION:

Local Education Authority: Worcestershire LA: 01905 822700

EPC

Material Information Report



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