



106 Pickersleigh Road, Malvern, WR14 2RT

**Offers In Excess Of
£325,000**

Arley House, 106 Pickersleigh Road offers well presented accommodation with a good sized garden and off road parking, located close to facilities in Malvern link including shops and cafes, two small supermarkets, a park, post office and a mainline train station.

Briefly comprising:- reception hall with built in cupboard and understairs storage, lounge open to dining room with French doors to garden, through to refitted kitchen, three bedrooms and a family bathroom. To the front a drive currently gives parking for three vehicles. The rear garden has a large patio, lawn with fire pit, sheds for storage. The property benefits from gas central heating and double glazing.



Arley House, 106, Pickersleigh Road, Malvern, WR14 2RT

ENTRANCE

Arched original porchway with solid door to hall and adjacent double glazed windows.

RECEPTION HALL

With stairs to first floor, contemporary flooring, radiator, door to coats cupboard, door to under stairs storage cupboard housing fuse box. Doors to:

LOUNGE

Front aspect bay double glazed window with open outlook, double radiator. Open to:

DINING ROOM

With rear aspect double glazed patio doors to garden, contemporary flooring, double radiator. Open to:

KITCHEN

With rear aspect double glazed window, side aspect door to garden with opaque double glazed opening window, continuing flooring from dining room. Fitted Wren kitchen with work surface and dark blue cupboards under and matching wall mounted cupboards, built-in electric oven and hob, filter hood over, stainless steel sink unit, built-in dish washer, integrated washer/dryer, space for fridge freezer, return door to hall.

FIRST FLOOR LANDING

With side aspect double glazed window. Doors to:

BEDROOM ONE

Rear aspect double glazed window with view of the Hills, radiator.

BEDROOM TWO

Front aspect bay double glazed window with outlook over Malvern, radiator.

BEDROOM THREE

Front aspect double glazed window with outlook over Malvern radiator, access to loft space with drop down ladder, part boarded.

BATHROOM

Rear aspect opaque double glazed window, bath with glass shower screen and Mira sport electric shower, wash basin, WC, radiator, tiling to two walls.

OUTSIDE

At the front of the property is a drive which currently easily accommodates three vehicles plus an area of lawn. This can easily be developed to give more parking as other properties in the road have done. There is gated access at the side of the house into the rear garden where there is a large paved patio adjoining the house, garden storage. Steps lead to a lawn with a fire pit and wooden bench seating to one corner, plus a large garden shed.

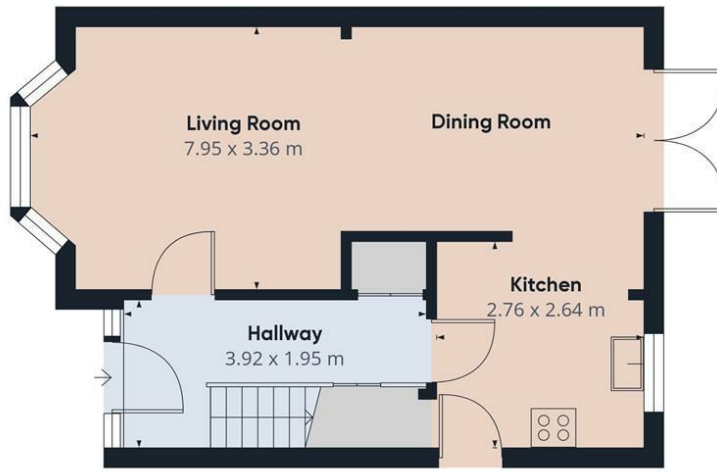
DIRECTIONS



From the office proceed towards Malvern Link on the Worcester Road. Go past the common on the right and turn right at the end into Pickersleigh Road. Follow the road to the T junction and turn right. No 106 is on the right. For ease whilst finding the property and viewing, parking is available opposite on Charles way.

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Floor 0



Floor 1

Allan Morris

Approximate total area⁽¹⁾
77.68 m²

(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.

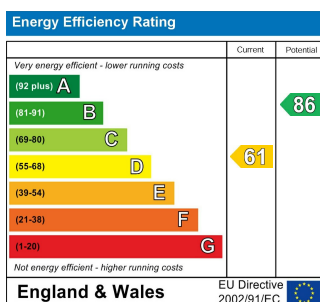
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

EPC

Material Information Report



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: D61 Potential: B86

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

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