



10, Russell Close, Powick, Worcester, WR2 4QE

Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Russell Close, Powick, WR2 4QE

An immaculately presented, semi-detached family home, appointed to a high standard and situated in a popular residential village location. The accommodation comprises; entrance hallway, wc, sitting room, very impressive open-plan kitchen/dining room, utility room, playroom/study, first floor landing, three bedrooms, family bathroom, off road parking to the front for 3 cars, found in a cul-de-sac location. To the rear is a family friendly garden with a sunny southerly aspect and a decked seating area for entertaining. Powick is ideally situated for access to Worcester, Malvern and the M5 and has a friendly community with popular and well regarded primary school. This is a very attractive family home and we highly recommended an early viewing.



ENTRANCE HALL

Stairs to first floor, radiator, door to:

WC

Front facing double glazed obscure window, low level WC, wash basin, radiator.

SITTING ROOM 17'7" x 10'11" (5.37m x 3.35m)

Front facing uPVC bay window, feature fireplace with glass fronted electric fire and television point positioned over, radiator, telephone and broad band points, oak floor continues, opening to:

FAMILY KITCHEN/DINING ROOM 22'9" x 9'11" (6.94m x 3.04m)

A very impressive, light and spacious focal point for the house. Rear facing uPVC window and Bi-fold doors open to the rear garden. Dining area has tall contemporary radiator, wall mounted television

point and spot lighting. Contemporary fitted kitchen with quartz worktops including breakfast bar, with inset seat and a mixer tap over, integrated electric oven and induction hob with stainless steel extractor hood over, integrated fridge/freezer, integrated dishwasher, space for wine cooler, corner space saving storage units, pan drawer and integrated waste bin drawer, Door to:

UTILITY ROOM 6'2" x 5'8" (1.88m x 1.73m)

Velux roof window, additional fitted storage units, worktop with inset sink and drainer unit. space for further appliances and plumbing for washing machine, cupboard housing Worcester gas boiler, extractor fan, spot lighting, further storage behind sliding mirror doors.

PLAYROOM/STUDY 9'4" x 7'1" (2.86m x 2.18m)

Front facing uPVC window, radiator, loft access, television point.

FIRST FLOOR LANDING

Wooden spindle banister, airing cupboard, loft access hatch, doors to:

BEDROOM ONE 11'3" x 10'1" (3.45m x 3.09m)

Front facing with two uPVC windows, triple built-in wardrobes, recessed dressing table area, radiator, television point.

BEDROOM TWO 10'11" x 8'1" (3.33m x 2.48m)

Rear facing uPVC window, radiator.

BEDROOM THREE 7'10" x 6'0" (2.41m x 1.83m)

Rear facing uPVC window, radiator, fitted child's bed, spot lighting.

BATHROOM 8'1" x 5'6" (2.48m x 1.68m)

Side facing with obscure uPVC window, jacuzzi p-shaped bath, low level WC, wash basin, heated towel rail, underfloor heating, sliding mirrors with storage shelving behind, extractor fan, ceiling speakers.

FRONTAGE

The property is found in a secluded corner of cul-de-sac location. Frontage is laid to tarmac and block paving for a driveway for three cars. Gated side access.

REAR GARDEN

Landscaped and family friendly rear garden with a southerly aspect, laid initially to a composite decked terrace with a seating area with outside fridge, ideal for entertaining and family dining. Rest of garden is laid to lawn and artificial lawn, perfect for children with space for play equipment. Enclosed by timber fencing, outside lighting and tap.

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 next right into Russell Close and bear left at the next opportunity. The property can be found at the head of the cul de sac on the right. For more details or to book a viewing, please call our Malvern office on 01684 561411.

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.

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, 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.

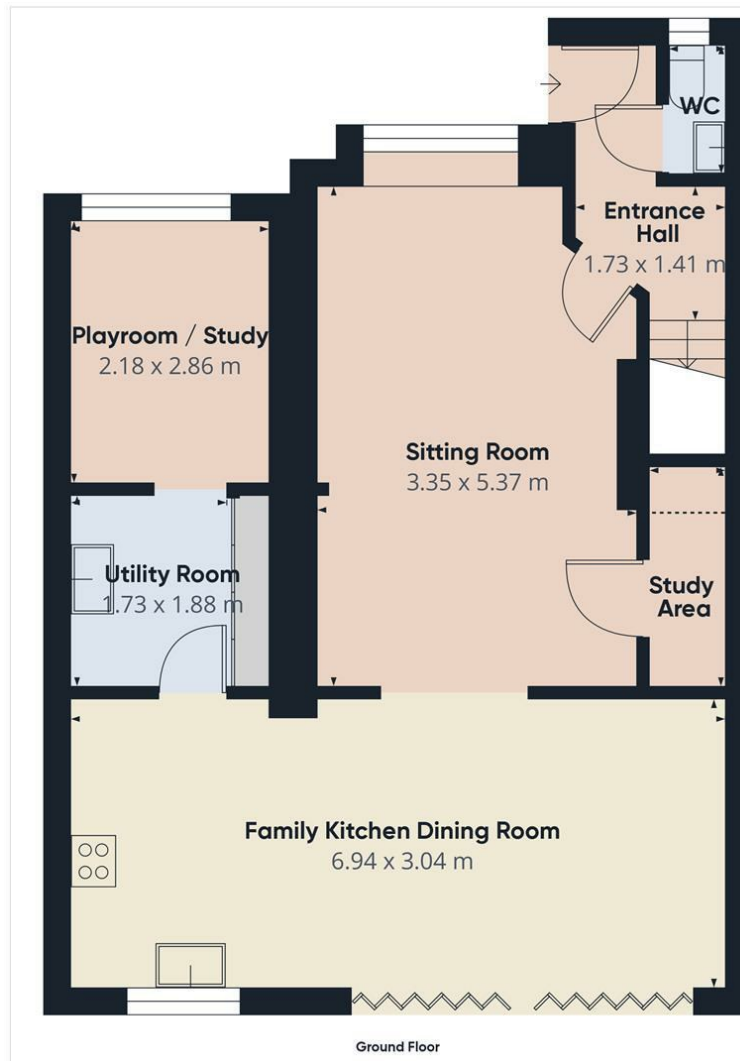
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D

ENERGY PERFORMANCE RATINGS: Current: D67 Potential: B86

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

ASKING PRICE

£325,000



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Approximate total area⁽¹⁾

90.76 m²

Reduced headroom

0.42 m²

(1) Excluding balconies and terraces

Reduced headroom

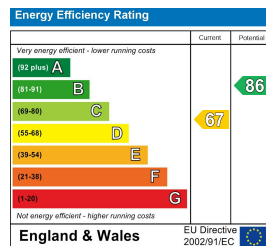
Below 1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Material Information Report



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