



8, Montgomerie Close, Powick, WR2 4QW

Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Montgomerie Close, Powick, WR2 4QW

8 Montgomerie Close is a very fine example of a detached family home, situated in a village location, with spacious and well laid out accommodation. The unique thing about this property is the outlook at the rear, which benefits from an elevated position and a southerly aspect from which to enjoy a far-reaching view towards the Malvern Hills. The accommodation comprises; porch, hallway, sitting room, dining room, breakfast kitchen, utility room, study, cloakroom, first floor landing, four bedrooms, master with en-suite shower room and a family bathroom. The frontage is lawned with a mature tree, double width driveway and a detached double garage. The rear garden is laid to patio seating and flat lawn with shrub planting, but the view is the focal point. Situated on the edge of Powick village with a strong community and excellent primary school, with easy access to Malvern and Worcester, this is a family home not to be missed. Offered with no onward chain.



ACCOMMODATION

ENTRANCE HALL 8'6" x 4'11" (2.60m x 1.50m)

Composite front door with decorative glass inlay, radiator, glazed door to:

INNER HALLWAY 8'0" x 8'2" (2.45m x 2.50m)

Staircase to first floor, storage cupboard with hanging rail and shelving.

STUDY 8'5" x 9'11" (2.59m x 3.03m)

Front facing uPVC double glazed window, radiator, phone point.

SITTING ROOM 14'11" x 15'3" (4.56m x 4.65m)

Rear facing with large uPVC window and French doors open to the garden, television point, tall radiator.

DINING ROOM 12'7" x 9'10" (3.84m x 3.02m)

Front facing large uPVC window, radiator.

BREAKFAST KITCHEN 13'2" x 9'9" (4.03m x 2.99m)

Range of eye and base level units with quartz worktop and breakfast bar,

tilled splashback, inset one and a half sink and drainer unit and mixer tap, integrated Bosch double oven and induction hob with extractor hood over, integrated fridge freezer, pull out larder cupboard, tall radiator, spot lighting.

UTILITY ROOM 5'5" x 6'8" (1.66m x 2.04m)

Side facing obscure uPVC door, fitted storage with worktop, plumbing for washing machine and tumble dryer, cupboard housing pressurised hot water tank. Wall mounted gas central heating boiler.

WC

Side facing obscure uPVC double glazed window, low level WC, wash basin, storage cupboard and radiator.

FIRST FLOOR LANDING 6'4" x 16'2" (1.95m x 4.93m)

Side facing double glazed window, wooden spindle banister, loft access, airing cupboard with shelving. Doors to:

BEDROOM ONE 14'0" x 13'1" (4.29m x 4.00m)

Rear facing two uPVC windows, super view of the Malvern Hills, radiator, phone point, range of fitted wardrobes and drawers, door to:

EN SUITE 5'10" x 9'1" (1.78m x 2.79m)

Side facing obscure uPVC window, refitted large walk-in shower with rainfall shower, vanity unit with inset sink, low level WC, storage, heated towel rail, extractor fan.

BEDROOM TWO 14'11" x 12'4" (4.55m x 3.78m)

Rear facing two uPVC windows with view of the Malvern hills, radiator.

BEDROOM THREE 11'8" x 9'1" (3.56m x 2.78m)

Front facing uPVC window, radiator.

BEDROOM FOUR 10'2" x 8'7" (3.12m x 2.64m)

Front facing uPVC window, radiator.

BATHROOM 8'2" x 7'3" (2.50m x 2.22m)

Front facing obscure uPVC window, panel bath with mixer shower over, low level WC, vanity unit with wash basin, fitted storage, heated towel rail, extractor fan.

DOUBLE GARAGE 17'5" x 17'1" (5.31m x 5.21m)

Twin electric roller fitted doors, fully insulated, loft with hatch and ladder for storage, power and light, ideal for a home gym or hobby/workshop room.

FRONT GARDENS

Corner plot front garden is laid to lawn with a mature birch tree and shrub planting, double width driveway to the fore of the garage for four cars, gated side access and path leads to the front door.

REAR GARDENS

A particular feature of this property is the open aspect rear garden, that takes advantage of the elevated position to enjoy an exceptional view of the Malvern Hills in the distance, laid mostly to lawn with a patio seating area across the rear of the property and across the rear of the garage, with shrub planting, a large lean-to timber garden shed, outside lights, power and outside tap. The garden enjoys a southerly aspect enjoying the sun all day long.

DIRECTIONS

From Malvern proceed north along the A449 Worcester Road through Malvern Link to the town outskirts. At the final roundabout continue straight on towards Worcester following this route for approximately two miles before coming into the outskirts of Powick. As you enter the village the road widens and you will come to a set of traffic lights. Filter right at these lights into Hospital Lane. Take the second right hand turn into Cromwell Road. Follow this to the very end, bearing left into Mongomerie Close and the property can be found on the right, indicated by the For Sale sign.

What3words

///gradually.backswing.caves

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.

VIEWINGS

By appointment only. Please call out Malvern office on 01684 5671411 or email malvern@allan-morris.co.uk

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

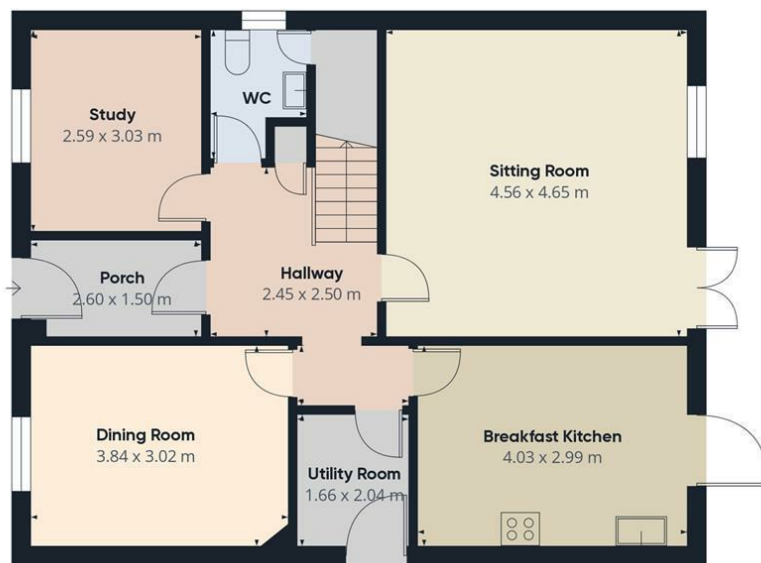
SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

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

ENERGY PERFORMANCE RATINGS: Current: TBC Potential: TBC

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

ASKING PRICE - OFFERS OVER £650,000



(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

Allan Morris

Approximate total area⁽¹⁾

172.75 m²

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Material Information Report



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and, must satisfy themselves as to their accuracy;
- No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;





