



## Glenfield, 133 Newtown Road, Malvern, WR14 1PF

£290,000

A substantially renovated, Victorian, semi detached two double bedroom home, with parking and landscaped westerly rear garden for sale with no onward chain. The characterful accommodation comprises: entrance hall, bay windowed sitting room, dining room, refitted breakfast kitchen, cellar, two double bedrooms, refitted bathroom. The renovations carried out to the property in 2021 include: new bespoke timber doors and hardwood double glazed sash windows from a local joinery, new central heating boiler & radiators, drylined and additional insulation to external walls, steel guttering & downpipes, new kitchen and bathroom, block paved front garden providing parking for two cars, and landscaped rear garden with seating area and new turf. No onward chain.





# Glenfield,133, Newtown Road, Malvern, WR14 1PF

## ENTRANCE HALL

Accessed via a double glazed patterned glass front door, rear aspect double glazed window, ceiling light point, smoke alarm, school style radiator, stripped wooden staircase to first floor, original quarry tiled floor with mat recess, antique stripped pine doors to:

## SITTING ROOM 13'1" max into bay x 12'5" max (4.00m max into bay x 3.80m max)

Front aspect double glazed sash windows with fitted shutters, ceiling light point, feature cast iron fireplace with tiled sides and hearth, school style radiator, stripped wooden floor boards.

## DINING ROOM 12'6" x 10'6" max (3.82m x 3.22m max)

Dual aspect with rear and side facing double glazed windows, ceiling light point, feature fireplace, school style radiator, exposed tile floor, door to cellar, glazed door to:

## BREAKFAST KITCHEN 14'1" x 8'3" (4.30m x 2.53m)

Dual aspect with two side aspect double glazed windows and wide rear aspect double glazed window overlooking the private west facing rear garden, two rear aspect double glazed Velux roof lights, part vaulted ceiling, two wall light points, recessed ceiling down lighters, smoke alarm, re-fitted kitchen comprising: range of floor mounted Husk units under a white Fenix Neolith work surface, inset Belfast style sink with mixer over, integral gas hob with oven below and hidden cooker hood over, integral fridge, integral washer dryer, vertical school style radiator, wall mounted Worcester gas boiler, space for breakfast table, blue engineer brick floor, double glazed door to rear garden.

## CELLAR 12'8" x 10'3" (3.87m x 3.13m)

Ceiling light point, brick floor, provides useful storage.

## LANDING

Two ceiling light points, access to roof space, stripped wooden flooring, stripped antique pine doors to:

## BEDROOM ONE 12'8" max x 10'8" (3.87m max x 3.26m)

Front aspect double glazed sash window, ceiling light point, feature cast iron fireplace, school style radiator, stripped wooden floor, door to walk-in cupboard with double glazed window to side.

## BEDROOM TWO 10'10" x max x 9'6" (3.31m x max x 2.92m)

Rear aspect double glazed window with views over the rear garden, ceiling light point, feature cast iron fireplace, school style radiator, stripped wooden floor boards.

## BATHROOM 8'7" x 7'10" (2.64m x 2.41m)

Side aspect patterned glass double glazed window, rear aspect double glazed velux roof light, white suite comprising: steel bette bath, walk-in shower cubicle, wash hand basin with storage below, WC, wood plank effect flooring.



## FRONT GARDEN

Low maintenance front garden, laid entirely to block paving providing parking for two cars and leading to the front door and pedestrian gate to the rear garden.

## REAR GARDEN

Accessed via a pedestrian gate from the front garden or from the breakfast kitchen. The west facing landscaped garden has a full width brick paved patio, and outside seating area, including the original well (with grate cover), providing plenty of space for outside dining and entertaining. Steps lead up to a lawn area (to be newly turfed on 30/4/15).

## DIRECTIONS

From the office of Allan Morris proceed up Church Street and turn right onto the Worcester Road. At the traffic lights turn left and bear right into Newtown Road. Proceed past the shops where No. 133 can be found on the left hand side as indicated by our for sale board. Viewers are welcome to park on the driveway. To arrange a viewing or with any queries on the property please call Allan Morris on 01684 561411.

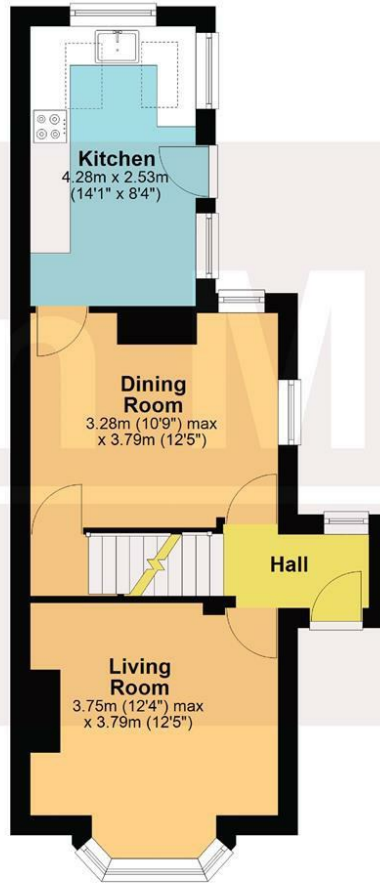






### Ground Floor

Approx. 42.9 sq. metres (462.0 sq. feet)



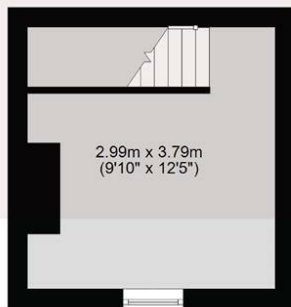
### First Floor

Approx. 35.6 sq. metres (383.7 sq. feet)



### Cellar

Approx. 15.2 sq. metres (163.2 sq. feet)



Total area: approx. 93.7 sq. metres (1008.8 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

**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.

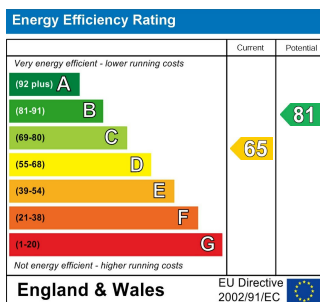
**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: B

**ENERGY PERFORMANCE RATINGS:** Current: D65 Potential: B81

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

## EPC

## Material Information Report



- (ii) 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;
- (iii) 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;
- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

naea | propertymark

PROTECTED

Offices also at:

Bromsgrove

Malvern

Mayfair London

Worcester

Upton upon Severn