



10 Old Malvern Road, Powick, WR2 4RX

£450,000

A tastefully extended, semi-detached family home, situated in the popular village of Powick between Malvern and Worcester. The village benefits from the Powick playing fields, church and offers three pubs and a popular primary school nearby. With accommodation over three floors comprising:- porch, hall with storage cupboard, sitting room, study/workspace, ground floor bedroom/reception room, large refitted shower/laundry room, refitted Howdens kitchen/dining room with bi-fold doors, first floor with three bedrooms and bathroom, second floor main bedroom & ensuite. The rear aspect bedrooms have open views across fields and towards Worcester. The property has a bloc-paved driveway giving ample parking and rear garden with workshop. The property is double glazed and centrally heated. We highly recommend a viewing to appreciate the position and accommodation on offer.



10, Old Malvern Road, Powick, Worcestershire, WR2 4RX

ENTRANCE PORCH 5'0" x 3'11" (1.53m x 1.20m)

uPVC windows and door, internal uPVC door opens to:

HALLWAY

Stairs to first floor, built-in cupboard, refurbished parquet floor, central heating thermostat. Doors to:

SITTING ROOM 17'7" x 12'0" (5.37m x 3.68m)

Front facing uPVC window, fireplace with slate hearth and cast iron wood burner, refurbished parquet floor, television point, radiator.

STUDY/WORKSPACE 9'6" x 5'10" (2.92m x 1.79m)

Front and side aspect double glazed windows, water supply and drainage, laminate floor, double radiator.

BEDROOM/RECEPTION ROOM 11'1" x 9'7" (3.39m x 2.93m)

Side aspect double glazed window, space saving radiator, laminate floor.

SHOWER/ LAUNDRY ROOM

Rear aspect double glazed window, WC, wash basin on granite plinth with cupboard under, tiled shower enclosure with Mira electric shower, extractor fan, ladder style radiator, plumbing for washing machine, Quickstep waterproof flooring.

DINING KITCHEN

Rear aspect bifold double glazed doors, refitted contemporary Howdens kitchen, with units to eye and base level with granite effect laminate worktop, island with breakfast bar and one and a half bowl sink unit with hot tap, built-in dishwasher, Cuisinemaster electric range cooker, space for fridge freezer, double radiator, dog flap to garden, exposed brick wall, Quickstep waterproof flooring.

FIRST FLOOR LANDING

Stairs and landing with new carpets with Cloud 9 underlay. Front facing double glazed window, airing cupboard housing gas central heating boiler, radiator. Door to second floor bedroom. Doors to:

BEDROOM TWO 9'7" x 10'5" (2.93m x 3.19m)

Rear facing double glazed window with views towards Worcester, radiator, laminate floor.

BEDROOM THREE 12'1" x 8'11" (3.69m x 2.74m)

Rear facing double glazed window with views towards Worcester, radiator, laminate floor.

BEDROOM FOUR 8'8" x 8'1" (2.65m x 2.47m)

Front facing uPVC double glazed window, telephone and broadband points, radiator, laminate floor.

BATHROOM 9'4" x 6'8" max (2.86m x 2.04m max)

Front and side facing uPVC windows, P shaped bath with shower over, WC, wash basin with fitted cupboards, heated towel rail.



SECOND FLOOR BEDROOM 22'3" x 10'11" max (6.80m x 3.33m max)

Three rear facing double glazed windows with an open view towards Worcester, access to the eaves space, radiator, built-in large double wardrobe, door to:

ENSUITE 6'2" x 6'0" (1.90m x 1.85m)

Velux window, shower cubicle with thermostatic shower, WC, wash basin with cupboard under, radiator, tiled floor.

FRONTAGE

Laid to generous block paved driveway with lawn and shrub planting. Gated side access.

REAR GARDEN

Enclosed by timber panel fencing, laid to a patio area with gated side access, outside tap, large shed/workshop, lawn with shrub and flowering borders, timber garden shed, gravelled seating area.

DIRECTIONS

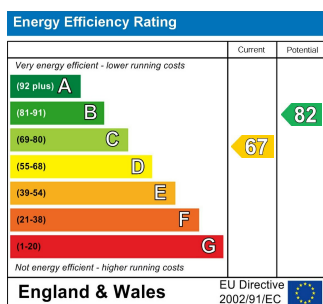
From Malvern follow the A449 towards Worcester. When approaching Powick, at the traffic lights by the Four Seasons restaurant, turn left and 10 Old Malvern Road is shortly found on the right, indicated by the agents for sale board. From Worcester on A449 turn right at the Four Seasons restaurant. For more information or to book a viewing, please call the Malvern office of Allan Morris on 01684 561411.





EPC

Material Information Report



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: C

ENERGY PERFORMANCE RATINGS: Current: D67 Potential: B82

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

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