



6 Orlin Road, Colwall, WR13 6HA

£320,000

A semi-detached family home in a sought after location on the outskirts of Colwall village, overlooking fields at the rear, with views of the Beacon and British Camp and with potential to extend (subject to pp). The property is south facing and offers accommodation comprising:- entrance hall with understairs storage, breakfast kitchen, sitting room with open fireplace and French doors to terrace with gazebo over, conservatory, ground floor bathroom, lean-to storeroom, three bedrooms, first floor shower room. Outside the rear garden is large and level with views of the Malvern Hills. At the front, is ample parking for a number of vehicles, plus an area of garden.



6, Orlin Road, Colwall, Malvern, WR13 6HA

ENTRANCE

Solid door opens to:

RECEPTION HALL

With front aspect double glazed window, stripped wood floor, radiator with shelf over, double doors to under stairs cupboard. Door to:

BREAKFAST KITCHEN

Three side aspect double glazed windows, double glazed door to the conservatory, radiator, wall mounted Ferroli gas central heating boiler, stripped wood floor. Fitted units under wood work surface, with double ceramic sink unit, mixer tap, plumbing for dishwasher, fitted five ring gas hob with double gas oven under, tiled surround, further wall mounted cupboards. Doors to:

LOUNGE

Front aspect double glazed window, radiator under, second radiator, rear aspect double glazed French doors to secluded terrace, brick open fireplace with the log burner style doors, alcove shelving.

CONSERVATORY

Double glazed windows to rear aspect and side aspect with views South of the Malvern Hills, double glazed roof, tiled floor, steps down to lean-to store room. Door to:-

BATHROOM

Rear aspect opaque double glazed window, radiator, bath, WC, wash basin with cupboard under.

STORE ROOM

Lean to wooden structure with clear, corrugated roof, glazed doors to front, patio doors to rear, plumbing for washing machine.

FIRST FLOOR LANDING

Side aspect double glazed window, hatch to loft space. Doors to:

BEDROOM TWO

Rear aspect double glazed window with views south along the Malvern Hills, radiator under, stripped floor boards.

BEDROOM THREE

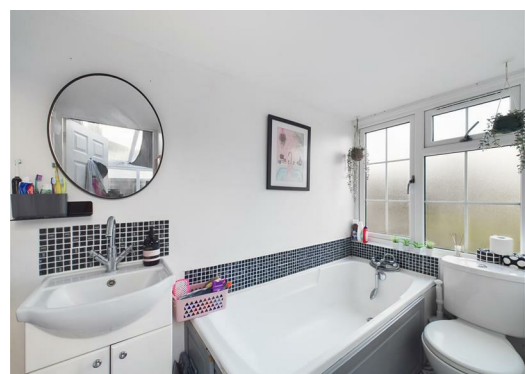
Front aspect double glazed window, radiator under, built-in shelving to open cupboard.

BEDROOM ONE

Front aspect double glazed window, radiator under, stripped wood floor.

SHOWER ROOM

Side aspect opaque double glazed window, WC, wash basin with cupboard under, shower enclosure with electric shower and extractor fan.



OUTSIDE

To the front is a wide area of hardstanding giving parking for a number of vehicles. There is a small garden to the front of the house. At the rear the garden is South facing and overlooks fields with views of the Beacon and British Camp. The garden is mainly lawned with some raised veg beds. A garden shed is situated close to the store room on the patio adjoining the house.

DIRECTIONS

From the office in Malvern, leave town and go up the Wyche Road and through the Wyche Cutting down into Colwall. Turn right into Old Church Road and follow the road along. Turn right into Old Orchard Lane and immediately right into Orlin Road.

what3words





Allan Morris

Approximate total area⁽¹⁾
84.74 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.

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.

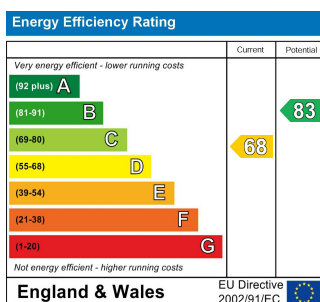
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

ENERGY PERFORMANCE RATINGS: Current: D68 Potential: B83

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 82270

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