



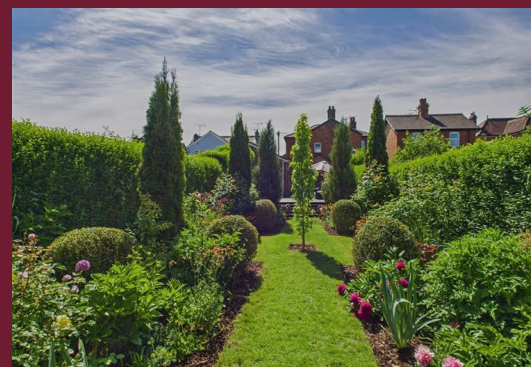
11 Wedderburn Road, Malvern, WR14 2DF

£325,000

A WELL PRESENTED, VICTORIAN CHARACTER PROPERTY, WITHIN A CUL DE SAC, CLOSE TO FACILITIES IN BARNARDS GREEN WITH OUTSIDE HOME OFFICE, LARGE PROFESSIONALLY LANDSCAPED GARDEN, OFF ROAD PARKING & GARAGE

The property offers three bedrooms including two doubles and a single, a large first floor bathroom with bath and shower, two reception rooms with fireplace and log burner, breakfast kitchen and a cloakroom. Outside there is a brick built garage/storage with home office overlooking the garden, large deck, beautifully designed, well stocked garden, a veg garden and chicken run, off road parking to the front. There are shops, schools and a mainline train station within a short walk.

EARLY VIEWING HIGHLY RECOMMENDED.



11, Wedderburn Road, Malvern, WR14 2DF

Half opaque glass door opens to:

RECEPTION HALL

With tiled floor, radiator, picture rail, stairs to first floor with understairs storage, door to cloakroom, stripped wood doors to:

SITTING ROOM

Front aspect bay, double glazed window, radiator under, wooden flooring, fireplace with stone surround and open grate, picture rail, coving.

DINING ROOM

Rear and side aspect double glazed windows, log burner inset into chimney breast with wood storage under, and vents to hall and sitting room, built-in original cupboard, with fuse box and shelving, picture rail. Openreach full fibre internet comes into the property within this room.

WC

WC, wash basin with cupboards under, half tiled walls, continuing tiled floor.

KITCHEN/BREAKFAST ROOM

Rear and side aspect double glazed windows, side aspect double glazed door to garden, polished tiled floor. Fitted kitchen units including Bosch double integrated oven and grill, NEFF hob with extractor hood over, Belfast sink, space and plumbing for slimline dishwasher, plumbing for washing machine, space for fridge freezer, wall mounted gas central heating boiler, traditional style radiator.

FIRST FLOOR LANDING

With wood flooring, large hatch to loft space with drop down ladder, stripped wood doors to:

BEDROOM ONE

Rear aspect, double glazed window, radiator under, fitted alcove cupboards, decorative fireplace, wood effect floor.

BEDROOM TWO

Front aspect double glazed window, traditional style radiator, fitted alcove cupboard, decorative fireplace.

BEDROOM THREE

Front aspect double glazed window, radiator, corner shelved storage.

BATHROOM

Rear aspect, half opaque, double glazed window, shower enclosure with thermostatic shower, bath with telephone style mixer tap, high flush WC, half panelled walls, fitted storage cupboards.



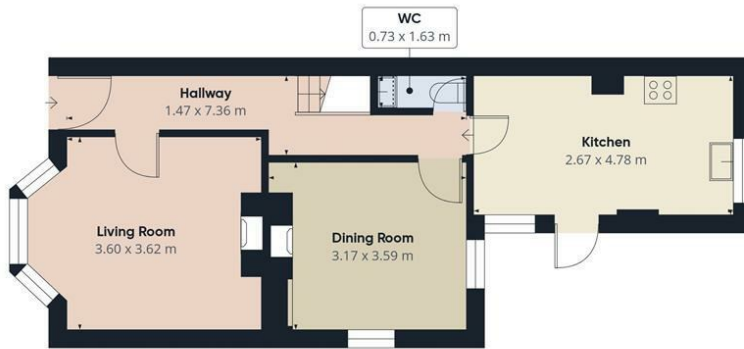
OUTSIDE

At the front of the property is sealed, block paved off road parking and double gates to rear garden. Adjoining the back door is a stone paved courtyard area with an abundance of scented roses growing against the vine wired walls. Brick built garage/store with double doors. At the rear of this a home office with double glazed windows and French doors. Large deck with view of the Malvern Hills, suitable for outdoor seating and dining, in full sun during the afternoon into early evening. The decking has LED lights as you walk down the steps, leading you to a professionally landscaped garden with small areas of lawn and deep, wide, substantially planted flower and shrub beds, with a built in irrigation system. The garden contains a number of mature shrubs and herbaceous perennials which together with high hedging and mature coniferous trees provide a very private setting. Further into the garden, takes you through an archway with climbing roses into the veg garden with brick built raised beds, garden shed and chicken run built under mature trees.

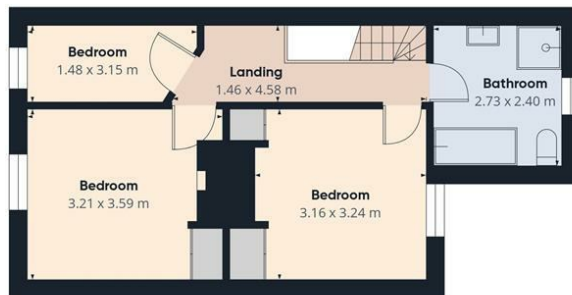
DIRECTIONS

From the centre of Great Malvern, proceed down Church Street and onto Barnards Green Road, at the traffic island take the third exit going straight on in the direction of Guarlford. Turn first left onto Pound Bank Road. Then turn fourth right into Wedderburn Road where the property can be found on the left hand side. For more details or to book a viewing please call our Malvern office on 01684 561411.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Allan Morris

Approximate total area¹
103 m²

Reduced headroom
9.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

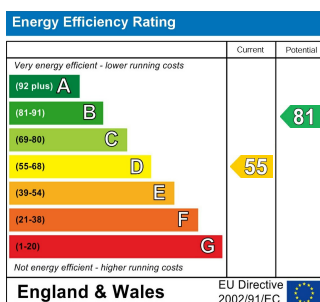
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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: B

ENERGY PERFORMANCE RATINGS: Current: D55 Potential: B81

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