



12 Old Rectory Close, Powick, WR2 4QU

Offers Over £250,000

An extended semi-detached family home, situated in the popular village location of Powick, requiring investment to upgrade and improve. The property comprises; entrance hallway, sitting room, dining room, kitchen, WC, side hallway, garage and store, first floor landing, three bedrooms, shower room, off road parking and front garden, rear garden with summer house/home office. The property has been cleared and requires a new kitchen and refurbishment throughout. Offered with no onward chain, we highly recommend an early viewing to appreciate the location and potential on offer.



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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.

ENTRANCE HALLWAY 14'11" x 6'8" (4.57m x 2.04m)

UPVC front door, stairs to the first floor, wooden spindle banister, understairs storage cupboard, fitted shelving and storage, radiator, door to reception rooms. WC understairs with a front facing uPVC window, plumbing for a toilet, wash basin, electric meters and consumer unit.

SITTING ROOM 21'2" x 10'5" (6.47m x 3.19m)

Rear facing UPVC windows and double doors open to the rear garden, additional side facing window, stone fireplace with living flame fire (not tested), two radiators, tv and satellite points.

DINING ROOM 11'9" x 11'11" (3.60m x 3.64m)

Rear facing UPVC bay window, wooden flooring, radiator, fireplace, tv point.

KITCHEN 8'4" x 7'10" (2.55m x 2.40m)

Front facing UPVC window, wall mounted Worcester Bosch boiler, fitted kitchen units and appliances have been removed after water damage, Ceramic sink To be fitted. All existing electric and plumbing points remain. Side facing UPVC window door to side passage.

SIDE HALLWAY

Front and rear door, outside tap, door to garage and store.

FIRST FLOOR LANDING

Front facing UPVC window, radiator, wooden spindle banister, airing cupboard and over stairs storage, loft hatch, doors to;

BEDROOM ONE 11'4" x 10'3" (3.47m x 3.13m)

Rear facing UPVC window, radiator, range of wardrobes with mirrored doors.

BEDROOM TWO 11'9" x 10'3" (3.59m x 3.13m)

Rear facing UPVC window, radiator.

BEDROOM THREE 7'8"x 6'7" (2.36mx 2.03m)

Front facing UPVC window, radiator.



BATHROOM 5'6" x 7'9" (1.68m x 2.38m)

Side facing With two obscured UPVC windows, corner shower cubicle, low level WC, wall hung vanity units with washbasin, heated towel rail, tiled walls, extractor fan.

GARAGE AND STORE ROOMS 9'1" x 15'8" (2.77m x 4.78m)

Garage has metal up and over door power and light, door to side passage. Storeroom also off side passage with additional storeroom accessed externally from the rear, also both with power.

FRONTAGE AND DRIVEWAY

frontage is gated with driveway providing off road parking for one car, path to front door with gate and access to side passage door.

REAR GARDEN

With Patio seating area extending from the back door to the side And to the rear of the property, garden then extends to a point in the far corner with a pond water feature and mature planting. Timber summer house with power that could potentially be used as a home office.

DIRECTIONS

From Great Malvern town centre proceed north on the A449 towards Worcester. After passing through the shopping centre in Malvern Link continue on this road for about three miles until reaching the traffic lights in the village of Powick. Continue straight on downhill and after about one mile bear right at the triangular island signposted towards Upton on the B4424. After a short distance Old Rectory Close will be seen on the right hand side. The property will then be found on the right hand side. For more details or to book a viewing, please call our Malvern office on 01684 561411

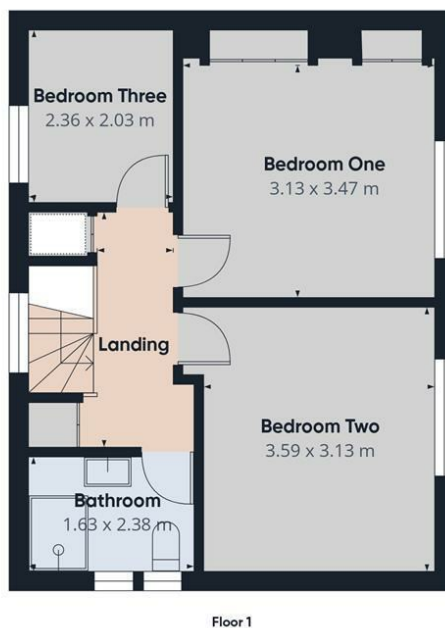
AGENTS NOTE - OFFERS

Offers to be made in writing to the selling agents by noon on Monday 30th June 2025, Allan Morris Estate Agents, 3/3a Worcester Road, Malvern, WR14 4QY. 01684 561411 malvern@allan-morris.co.uk

ASKING PRICE

Offers over £250,000 are invited.





Approximate total area⁽¹⁾
108.8 m²
Reduced headroom
0.2 m²

(1) Excluding balconies and terraces

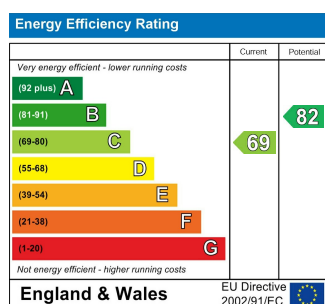
Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EPC

Material Information Report



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