



**52 Frederick Road, Malvern, WR14 1RS**

**£365,000**

A beautifully presented, extended semi-detached house in a popular residential side road with easy access to local schools, shops, pubs and transport links including Malvern Link Railway Station. In brief, the accommodation comprises: airy hallway with good storage, guest wc, utility room, bedroom 4/reception room at the front, living room, family room and dining kitchen. To the first floor are three bedrooms, bathroom and separate WC. This spacious home benefits from a child-friendly, level and enclosed rear garden and Wendy house and shed, plus parking for three vehicles. We highly recommend internal viewing to appreciate what is on offer. For further information or to book a viewing, please telephone us on 01684 561411.





## 52, Frederick Road, Malvern, WR14 1RS

### ENTRANCE

Composite front door opening into:

### HALLWAY 2'11" x 17'5" (0.90m x 5.33m)

With roof windows and side facing double glazed windows, power points, uPVC side door, radiator and door to:

### GUEST WC 2'11" x 6'2" (0.91m x 1.89m)

Obscure double glazed window, close coupled WC, vanity unit with hand basin, shelf.

### INNER HALLWAY 11'2" x 8'11" (3.42m x 2.74m )

Stairs to first floor, understairs space, radiator, door to storage cupboard and door to:

### RECEPTION ROOM/BEDROOM 19'7" x 7'11" (5.97m x 2.43m)

Front facing double glazed window and front facing double glazed bay window, radiator, ample room for a sleeping area and living space.

### UTILITY ROOM 7'10" x 6'7" (2.40m x 2.02m)

Range of wall and base units, stainless steel sink unit, coat hooks, plumbing for washing machine.

### LIVING ROOM 20'3" x 11'5" (6.19m x 3.48m)

Radiator, wall mounted pebble effect fire, double doors to dining kitchen and square arch to:

### FAMILY ROOM 10'5" x 8'9" (3.19m x 2.68m)

Rear facing double glazed windows and twin doors to the rear garden plus two velux windows, radiator and square archway to:

### DINING KITCHEN 11'8" x 23'5" (3.57m x 7.14m)

Benefitting from having been extended, this generous room provides ample space for a dining table and chairs, radiator, comprehensive matching range of wall and base units, Bosch eye level double oven and grill, integral fridge freezer, integral dish washer, inset bowl and a half ceramic sink unit, central breakfast station with power points, cupboards and space for seating. rear facing double glazed windows and double glazed side door plus radiator.

### FIRST FLOOR LANDING 17'4" x 6'8" (5.30m x 2.04m)

Access to loft space, side facing double glazed window, door to airing cupboard with slat shelving.

### BEDROOM TWO 10'1" x 11'5" (3.08m x 3.48m)

Rear facing double glazed window overlooking the garden, radiator.

### BEDROOM THREE 10'0" x 8'2" (3.05m x 2.50m)

Double bedroom with front facing double glazed window, door to built-in wardrobe with hanging rail, shelving and light.



### **FAMILY BATHROOM 6'2" x 8'4" (1.89m x 2.55m)**

Front facing double glazed window, panelled bath, glazed shower cubicle, hand basin on vanity unit, ladder style radiator, shelving, extractor unit.

### **WC 3'9" x 5'4" (1.15m x 1.64m)**

Obscure double glazed window, built-in WC with shelf over, hand basin on vanity unit, ladder style radiator.

### **BEDROOM ONE 10'2" x 11'6" (3.11m x 3.51m)**

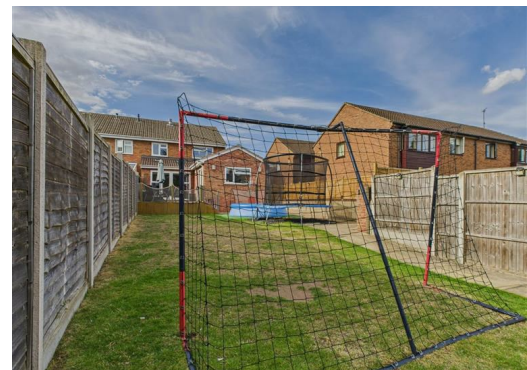
Rear facing double glazed windows with views over the gardens to the Malvern hills, radiator.

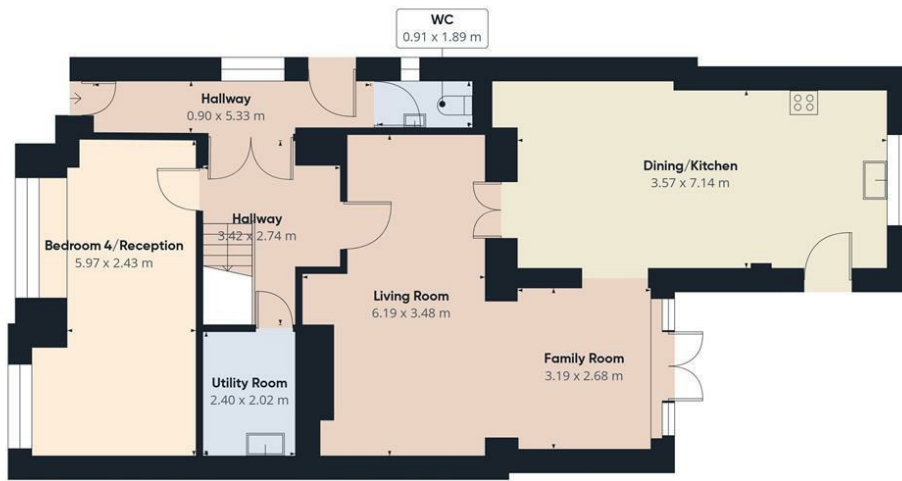
### **EXTERNAL**

The rear gardens is level, enclosed and essentially laid to lawn with a 'Wendy' house and storage shed, plus a decked area with storage downstairs, a patio leads to a high level wooden gate to the front. There is parking for three cars on the frontage which is stone chipped with a discrete recess for the bins.

### **DIRECTIONS**

From the Allan Morris office proceed along Worcester Road and at the traffic lights go straight on to the next set of traffic lights. Just after turn left into Albert Park Road. Take the third right into Frederick Road. Proceed down the road where No 52 can be found on the right hand side as indicated by the Allan Morris 'For Sale' board. For further information or to book a viewing please call the office on 01684 561411.





Ground Floor



Floor 1

Allan Morris

Approximate total area<sup>(1)</sup>  
137.6 m<sup>2</sup>

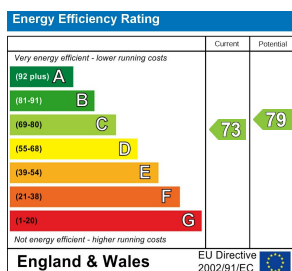
(1) Excluding balconies and terraces

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



**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: C73 Potential: C79

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

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