



2 Chillerton Court Worcester Road, Malvern, WR14 1AB

£450,000

2 Chillerton Court is a well-proportioned detached house with scope to upgrade, conveniently positioned on Worcester Road in the heart of Malvern Link with a wide range of shops, facilities, amenities and transport links on the doorstep. The generous accommodation comprises; entrance hallway, cloakroom, two reception rooms, conservatory with a thermal roof, breakfast kitchen, utility room, four bedrooms, ensuite shower room, family bathroom. Outside, the property has a double garage and driveway along with beautifully landscaped rear gardens with views to the Malvern Hills. Situated in a central location close to amenities, schools, and transport links. The property has uPVC double glazing, warm air central heating and is offered with no onward. We highly recommend an early viewing.



2 Chillerton Court, Worcester Road, Malvern, WR14 1AB

LOCATION

Chillerton Court enjoys a convenient position in the heart of the well served community of Malvern Link where there is a comprehensive range of amenities all within immediate walking distance. These include shops, post office, banks and supermarket. Less than a mile away is Malvern's main retail park with a number of familiar high street names including Marks and Spencer, Boots, Next and Morrisons to mention just a few. The cultural and historic spa town of Great Malvern is also less than a mile walk. Here there are further shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

ENTRANCE HALL

Composite front door, full height double glazed window, wooden spindle banister, cupboard housing warm air central heating boiler, under stairs storage, large coats cupboard, door to garage and WC, telephone point.

DOWNSTAIRS WC

Low level WC, wash basin.

SITTING ROOM 19'0" x 12'8" (5.80m x 3.88m)

Front facing uPVC double glazed window, brick-built fireplace, television point.

KITCHEN 16'1" x 10'3" (4.91m x 3.13m)

Rear facing uPVC double glazed windows, overlooking the garden, range of eye and base level units, worktop with inset stainless steel sink and drainer unit, range cooker with an extractor hood over, built-in fridge freezer, breakfast bar, door to:

UTILITY ROOM 7'3" x 8'9" (2.21m x 2.69m)

Side facing uPVC double glazed windows and door, additional storage cupboards and worktops, sink and drainer unit, plumbing for washing machine.

GARAGE 14'2" x 16'11" (4.32m x 5.17m)

Two electric roller doors, rear facing uPVC double glazed windows and door, access to loft space, power and light.

FIRST FLOOR LANDING

Wooden spindle banister, loft access, airing cupboard housing hot water tank, doors to:

BEDROOM ONE 12'2" x 11'11" (3.71m x 3.64m)

Rear facing uPVC double glazed window, with fitted blinds, television point, fitted double wardrobes.

EN SUITE 6'1" x 5'9" (1.87m x 1.76m)

Rear facing uPVC double glazed window, shower cubicle, low level WC, wash basin.

BEDROOM TWO 11'5" x 11'5" (3.50m x 3.49m)

Front facing uPVC double glazed window, built-in wardrobe.



BEDROOM THREE 8'6" x 8'10" (2.61m x 2.70m)

Front facing uPVC double glazed window and double built-in wardrobe.

BEDROOM FOUR 8'0" x 7'3" (2.44m x 2.22m)

Front facing uPVC double glazed window.

BATHROOM 5'6" x 8'0" (1.70m x 2.46m)

Rear facing uPVC double glazed window, panel bath, low level WC, wash basin.

FRONTAGE

Driveway to the fore of the garage for two cars and an additional space opposite, across the driveway, landscaped front garden with low wall. Path to front door.

REAR GARDEN

Delightful and flat rear garden enclosed by timber fencing and brick walling, gated side access, beautifully matured with sections of lawn, flowering borders, patio seating area, fruit trees, timber summer house, greenhouse, outside tap.

DIRECTIONS

From the Allan Morris office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After about quarter of a mile at the Link Top traffic lights carry straight on bearing right downhill with Malvern common on your right-hand side. Continue past the railway and fire stations (both on your left). Once in the centre of Malvern Link, at the traffic lights, go straight over, pass the filling station and Paytons solicitors on the left and then take the next driveway into Chillerton Court, where the property will be indicated by the For Sale board. For more detail, or to arrange a viewing, please call our Malvern office on 01684 561411

what3words

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ASKING PRICE

£450,000





Approximate total area⁽¹⁾
155.7 m²

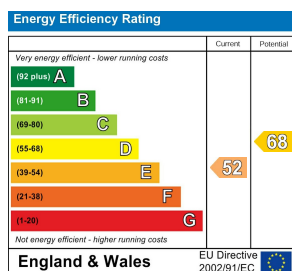
(1) Excluding balconies and terraces

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: E

ENERGY PERFORMANCE RATINGS: Current: E52 Potential: D68

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

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