



194 Pickersleigh Road, Malvern, WR14 2QX

£400,000

This beautifully presented semi-detached house offers a perfect blend of modern living and traditional comfort. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts an attractive entrance hallway, two reception rooms providing ample room for relaxation and entertaining. One of the standout features of this residence is the attractive open-plan, extended kitchen and dining room, which has been thoughtfully designed to create a warm and inviting space perfect for family gatherings and families opening on two sides with bi-fold doors to the patio seating area. With the additional benefit of a laundry/wc off the kitchen. The property three good size bedrooms, two bathrooms, en suite shower room off the master bedroom,

Outside, you will find a driveway that accommodates parking for up to three vehicles, a valuable asset in this desirable area. The garden offers a lovely outdoor space for families. Having been upgraded to a very high standard, this home is ready for you to move in and make it your own. With its convenient location and modern features, this semi-detached house on Pickersleigh Road is a wonderful opportunity for anyone looking to settle in the picturesque town of Malvern.



LOCATION

Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. The Malvern Hills, an area of outstanding natural beauty are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs. Malvern has very good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs.

There is excellent schooling from both the private and state sectors including the adjacent Malvern College and Malvern St James, The Royal Grammar School and The Kings School in Worcester and two prep schools in nearby Colwall. Trains run from Malvern stations direct to Birmingham and London. Motorway access is via junction 7 of the M5.

PORCH

Recess porch front door with obscured glass opens to:

ENTRANCE HALL 11'9" x 5'5" (3.60m x 1.66m)

Side facing double glazed window, stairs to first floor with integrated storage below, doors to:

SITTING ROOM 12'2" x 12'3" (3.71m x 3.74m)

Front facing uPVC bay window, feature fireplace with Cast Iron wood burner, slate hearth and wooden mantle, wood effect floor, television point (wall mounted), radiator.

DINING AREA 11'11" x 15'6" (3.64m x 4.74m)

Rear facing bi-fold doors (with integrated blinds) open to the garden, feature fireplace with cast iron wood burner, slate hearth, tall radiator, Herringbone wood-effect flooring, open plan to:

KITCHEN 13'3" x 12'2" (4.05m x 3.72m)

Side facing bifold doors (with integrated blinds) to the garden, rear facing uPVC window overlooking the rear garden. Feature part vaulted ceiling with Velux windows. Range of contemporary fitted cabinets, with central Island unit with quartz worktops, inset sink with mixer tap, integrated fridge and dishwasher, integrated electric oven and combi microwave, gas hob with stainless steel extractor hood over, side facing uPVC door. Doorway to;

LAUNDRY/WC 5'7" x 3'3" (utility) and 2'5" x 5'10" (wc) (1.71m x 1.00m (utility) and 0.75m x 1.79m (wc))

Front facing obscure uPVC windows, low level WC, wash basin, ceramic bowl, radiator, utility cupboard housing washing machine and freezer, cupboard housing 'Worcester' combi boiler, spot lights and extractor fan.



FIRST FLOOR - LANDING

Side facing double glazed window, wooden spindle banister, loft access hatch.

BEDROOM ONE 12'0" x 10'7" (3.67m x 3.24m)

Rear facing uPVC bay window with window seat below, two built-in wardrobes, radiator, door to:

EN-SUITE 6'0" x 5'5" (1.83m x 1.66m)

Side facing obscure uPVC window, corner shower, low level WC, wash basin, heated towel rail, spot lighting.

BEDROOM TWO 11'11" x 9'4" (3.64m x 2.86m)

Rear facing uPVC window, view of the Malvern Hills, radiator.

BEDROOM THREE 9'5" x 7'11" (2.89m x 2.42m)

Rear facing sliding patio doors open to a balcony (1.18m x 2.92m), side facing uPVC window, wood effect floor, tall radiator, views of the Malvern Hills.

BATHROOM 8'6" x 4'11" (2.60m x 1.51m)

Side facing obscure window, panel bath with shower over, low level WC, vanity unit with wash basin, heated towel rail, tiled floor, spot lights.

OUTSIDE - FRONTAGE

Laid to stone chipping off road parking, low brick wall to front boundary, specimen tree, gated side access to the rear garden.

REAR GARDEN

Enclosed by timber fencing, laid to lawn with patio seating area to the section accessed from the dining room and kitchen, shrub planting and young tree, outside dog shower, timber garden shed, gated side access.

DIRECTIONS

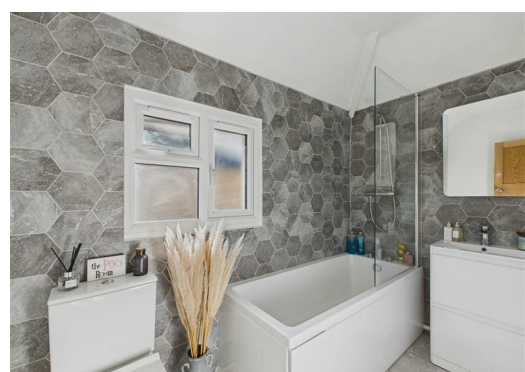
From the office proceed down Church Street and go straight on at the lights and take the fifth left onto Madresfield Road. Follow the road past the cemetery on the right and at the mini roundabout take the first left onto Pickersleigh Road. No.194 is on the left hand side, sitting in the slip road just after the Evangelical Church and before the traffic lights. For more details or to arrange a viewing, please call our Malvern office on 01684 561411.

what3words

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ASKING PRICE

£400,000





TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

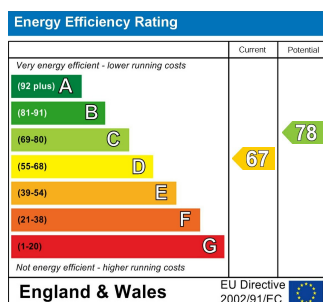


FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

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

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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