



14, Millers Croft, Malvern, WR14 3QH

Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Millers Croft, Malvern, WR14 3QH

An immaculately presented, detached four bedroom home located in a sought after position off Guarlford Road with a full range of facilities available within a short walk in Barnards Green including shops, supermarket, Post Office, plus primary and secondary schools and a mainline railway station.

The property comprises:- large reception hall, through lounge, family room/office, dining room open to refitted breakfast kitchen with central island, rear lobby, cloakroom, utility room, large principal bedroom with fitted wardrobes and ensuite, three further bedrooms, family bathroom and family shower room. The property benefits from solar panels with a storage battery plus gas central heating and double glazing. There is a south facing rear garden with secluded decked area providing a cooler place to sit out, front garden plus parking for 2/3 vehicles to the fore of the double garage. Viewing recommended to appreciate the space on offer.

CANOPY PORCH

Over solid front door with adjacent opaque double glazed side panels, opens to:

RECEPTION HALL

Wood effect tiled floor, radiator, stairs to first floor, door to understairs cloaks cupboard which has a light and power point, double double doors to lounge. Doors to:

FAMILY ROOM/OFFICE

Front aspect double glazed window, double radiator, television and telephone point.

LOUNGE

Large double glazed picture windows to front and rear with sun canopy over the south facing window, stone fireplace with electric fire, two double radiators.

DINING ROOM

Rear aspect double glazed door and side panels to garden, double radiator, tiled floor. Open to:-



BREAKFAST KITCHEN

Two rear aspect double glazed windows, fitted kitchen units with granite work surface and a wide range of storage cupboards, single drainer sink unit with mixer tap, built-in NEFF dishwasher, four ring induction hob, extractor over, built-in oven and microwave, space for American style fridge, built-in refuse/recycling cupboard, island breakfast bar, double radiator, continuing tiled floor. Door to:

LOBBY

Half opaque double glazed door to garden, radiator, tiled floor, doors to:-

CLOAKROOM

Side aspect opaque double glazed window, WC, wash basin, radiator, tiled floor, extractor fan.

UTILITY

Wall and floor mounted units, single drainer sink unit, plumbing for washing machine, wall mounted Worcester gas central heating boiler, extractor fan, radiator, tiled floor. Door to double garage.

DOUBLE GARAGE

With light and power, twin up and over doors, solar panel operating system and battery.

HALF LANDING

stairs to first floor with half landing with tall, rear aspect, double glazed window.

LANDING

With radiator, hatch to loft space, doors to cupboard housing hot water tank and separate cupboard with shelving. Doors to:

BEDROOM ONE

Front and rear aspect double glazed windows, two double radiators, laminate floor, four separate, built-in, double wardrobes. Door to:

ENSUITE

Front aspect opaque double glazed window, large walk-in shower with wash basin, WC, heated towel rail, extractor fan, fully tiled walls and floor, underfloor heating.

BEDROOM TWO

Front aspect double glazed window, radiator, laminate floor.

BEDROOM THREE

Front aspect double glazed window, radiator under, laminate floor.

BEDROOM FOUR

Rear aspect double glazed window, radiator under, door to built-in cupboard.

SHOWER ROOM

Rear aspect opaque double glazed window, WC, shower enclosure with thermostatic shower, wash basin, WC, double radiator, half tiled walls, extractor.

BATHROOM

Rear aspect opaque double glazed window, bath with central taps, wash basin, wc, double radiator, half tiled walls, extractor fan.

GARDENS

At the rear there is a patio adjoining the house with raised bed to the side, lawn with mature shrub bed borders, decked area adjoining the side door, providing shady seating area and access to garden shed, fenced and hedged boundaries.

At the front there is a gate giving access to the rear garden, easily maintained garden in front of the windows. Block paved off road parking for 2-3 vehicles. Twin doors to double garage.

DIRECTIONS

From the Allan Morris office in Great Malvern proceed down Church Street to Barnards Green, at the traffic island go straight on, taking the third exit in the direction of Upton. Go past the duck pond and the Bluebell Inn on the right and a short distance on the right, by a white farmhouse with attached archway is Millers Croft. Take the second entry into Millers Croft and parking for viewing is available either on the right hand side or on the drive to No 14. Number 14 can be found will be found on the left as indicated by the Allan Morris 'For Sale' board. To arrange a viewing or with any queries please contact us on 01684 561411 or email us at malvern@allan-morris.co.uk

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ADDITIONAL INFORMATION

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor. There is currently a £200pa maintenance payment which goes towards the upkeep of the community garden and the road.

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. The property also has solar panels plus a storage battery. 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: G

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.

ASKING PRICE OFFERS OVER £620,000



EPC

Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	88
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

Material Information Report



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 The Property Ombudsman



