



Hill End, The Norrest , Malvern, WR13 5EH

**Offers In The Region
Of £350,000**

Situated in a glorious rural location with fabulous views, this three bedroomed home is in need of some updating and modernising, benefits from exposed beams and character and enjoys a small private garden, parking and a garage en bloc. In brief, the accommodation comprises: hallway, guest WC, living room, dining kitchen, three bedrooms, the main bedroom having an ensuite shower room, plus the family bathroom. Externally is a cottage style rear garden which leads through a gateway onto the communal lawns, car park and garaging. The house is offered in a 'No Chain Sale' situation and early viewing is recommended.



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ENTRANCE

Approach to the front is down steps leading to the storm porch with external storage cupboard and front door opening into:

PORCH

With coconut mat floor, light and door to:

HALLWAY

With stairs leading to first floor, power points, radiator with shelf, night storage heater, exposed beams, generous built-in storage cupboard housing the meters, power point, rear facing windows.

GUEST WC

WC and wall mounted hand basin, shelving, radiator, coat hooks, window, wall mounted cupboard.

DINING KITCHEN 18'11" x 14'1" (5.79m x 4.3m)

Window looking up to the orchards, French door and window onto the garden. Fitted range of floor and base units, peninsular bar with under counter storage, slimline dishwasher, washing machine, built-in double oven, fitted electric hob with cooker hood over, shelving, exposed beams, power points.

LIVING ROOM 16'4" x 12'3" (5m x 3.75m)

Front facing windows enjoying the orchards and rural view, wealth of exposed beams, coal effect gas fire on tiled hearth with shelf over, power points, open reach point, two radiators, rear facing window onto courtyard.

FIRST FLOOR LANDING

Triple rear facing windows overlooking the courtyard, radiator, power points, exposed beams, built-in airing cupboard with insulated hot water cylinder and shelving.

BATHROOM 7'1" x 6'10" (2.17m x 2.1)

Front facing window, white suite comprises: bath, pedestal hand basin and low flush WC, mirror fronted cupboards with light over, radiator, towel rail.

BEDROOM TWO 13'5" x 11'9" (4.1m x 3.6m)

Dual aspect windows with rural views up to the Hills, exposed beams, two radiators, power points, television point.

BEDROOM THREE 9'6" x 6'6", to wardrobes (2.9m x 1.99, to wardrobes)

Front facing window, radiator, exposed beams, power points, built-in triple wardrobe and shelving.

INNER HALL

Door from landing to inner Hall with built-in double wardrobe and door to:



BEDROOM ONE 13'10 x 11'2 (4.22m x 3.40m)

Dual aspect windows, both with lovely views, radiator, power points, exposed beams, telephone point, radiator, door to:

EN-SUITE SHOWER ROOM 7'10" x 6'5" (2.4m x 1.96m)

Front facing window, glazed shower cubicle with MIRA shower, low flush WC, wall mounted hand basin, radiator, towel rail, mirror fronted medicine chest with light over, wall mounted cupboards, eaves storage.

EXTERNALLY

Rear Garden: Accessed from the dining kitchen and also via a pathway from the rear car park and garages. Cottage style garden with patio area, fully enclosed and having well stocked flower and shrub borders, outside tap and brick wall to the front.

There is a tarmac drive extending to parking by the en-bloc garages and communal lawns.

EN BLOC GARAGE 18'3" x 8'7" (5.58m x 2.64m)

Fifth garage along, brick construction with mezzanine storage and power, up and over door.

REAR COURTYARD

There is parking to the rear of the property accessed just prior to Hill View and for the use of visitors and residents.

AGENT'S NOTE

The management company for the communal areas is Greenlawns Property Management Ltd. The Service Charge is £1560 per annum.

DIRECTIONS

From the Allan Morris office in Malvern head North on the Worcester Road. At the traffic lights turn left onto Newtown Road and proceed in the direction of Leigh Sinton. Follow the road along to the T junction in the village and turn left. Go through the village and take the second right, signed The Norrest. Follow the lane round to the right, past the farm shop and along the private road. Hill End is the road fronting barn with views up to the orchard just after the entrance to Norrest Court parking and barns.



GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 1492 sq.ft. (138.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 and water are connected. Drainage is by shared septic tank. 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

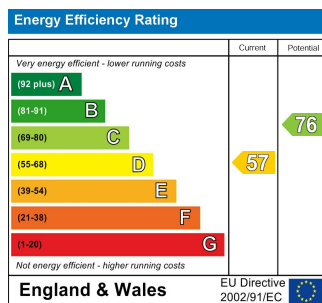
ENERGY PERFORMANCE RATINGS: Current: D57 Potential: C76

SCHOOLS INFORMATION:

Local Education Authority: Worcestershire LA: 01905 822700

EPC

Material Information Report



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