



West Malvern Road

Malvern |



## West Malvern Road, Malvern,

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This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT.

This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



*Fox Town and Country Homes*



- Exquisite detached Victorian cottage with symmetrical exterior.
- Traditional tiled floor in entrance hallway.
- Character doors, high ceilings, and elegant sash windows.
- Inviting sitting room featuring a striking fireplace.
- Natural light from three large windows.
- Separate dining room with stunning wooden floors.
- Fitted country-style kitchen with a range of wall and base units.
- Picturesque cottage gardens and patio areas.
- Snug room suitable as an additional bedroom or children's playroom.
- Separate study/home office for productive work-from-home.
- Convenient cloakroom-wc located at the rear of the property.
- First floor with three bedrooms.
- Two bedrooms with panoramic views of Worcestershire countryside.
- Family bathroom featuring a modern white suite.
- Tiered cottage gardens with vibrant spring and summer flower beds.
- Mature trees and private patio areas for al fresco dining.
- Steps leading to a generous storage room.
- Ample parking for two vehicles on a private driveway.
- Serene beauty of Worcestershire countryside at your doorstep.
- Breathtaking views of Worcestershire countryside.
- Chain-free accommodation for a smooth transition.



*Fox Town and Country Homes*



Exquisite detached Victorian cottage characterised by its symmetrical exterior aesthetics that define its timeless charm. This home embodies the quintessential design elements of its era, featuring a traditional tiled floor in the entrance hallway, character doors, high ceilings, and elegant sash windows.

The inviting sitting room is the heart of this home, a striking fireplace that creates a warm focal point for gatherings. Natural light floods the room through three large windows, making it the perfect space for relaxing. Adjacent to the sitting room, the separate dining room features wooden floors, seamlessly leading to a fitted country-style kitchen. This kitchen, equipped with a range of wall and base units, offers easy access to the picturesque cottage gardens and patio areas.

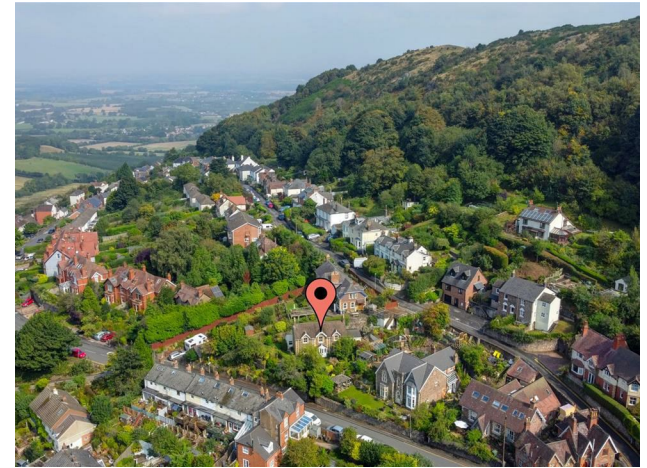
The snug room provides flexibility as either an additional bedroom or a cosy children's playroom, catering to your family's needs. A separate study/home office creates the ideal environment for productivity, while a convenient cloakroom-wc is located at the rear of the property.

Venturing to the first floor, you'll find three bedrooms, two of which showcase panoramic views of the breathtaking Worcestershire countryside. Each room is designed to provide a peaceful retreat, perfect for unwinding after a long day. The family bathroom has a sleek modern white suite, combining functionality with contemporary style.

The tiered cottage gardens are well maintained, abundant with vibrant spring and summer flower beds, mature trees, and private patio areas for al fresco dining. Steps lead to a generous storage room, ensuring all your outdoor essentials are neatly organized. The property also features ample parking for two vehicles on a private driveway.

Enjoy the serene beauty of the Worcestershire countryside right from your doorstep, with breathtaking views that capture the essence of rural/village living. Plus, this cottage offers chain-free accommodation for a smooth and easy transition to your new home. This Victorian cottage is a rare gem that beautifully combines historic charm with modern convenience.

Mains Water - Mains Drainage - Mains Electricity- Mains Gas -  
Broadband - Tax Band E



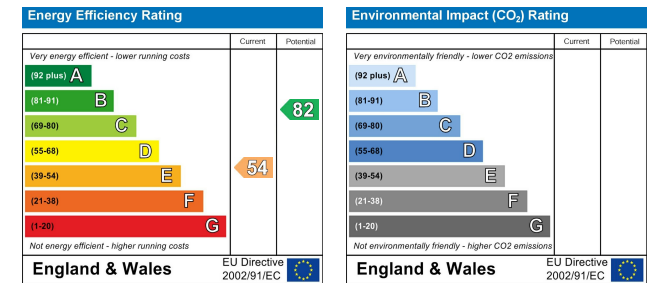
*For Town and Country Home*



135, West Malvern Road, Malvern, WR14 4NG



Total Approx Area: 117.0 m<sup>2</sup> ... 1259 ft<sup>2</sup> (excluding porch, store)  
 All measurements of doors, windows, rooms are approximate and for display purposes only.  
 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 the operability or efficiency can be given.



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