



Allan Morris
estate agents

**Malvern Road, Powick,
Worcester.**

64 Malvern Road, Powick, Worcester. WR2 4RT

Features

Impressive extended detached family home

5 Bedrooms + 3 Bathrooms

Extended open-plan Kitchen/Dining/Sitting Room

Generous driveway

Plot totalling approaching 0.2 acres

Stunning well tended rear gardens

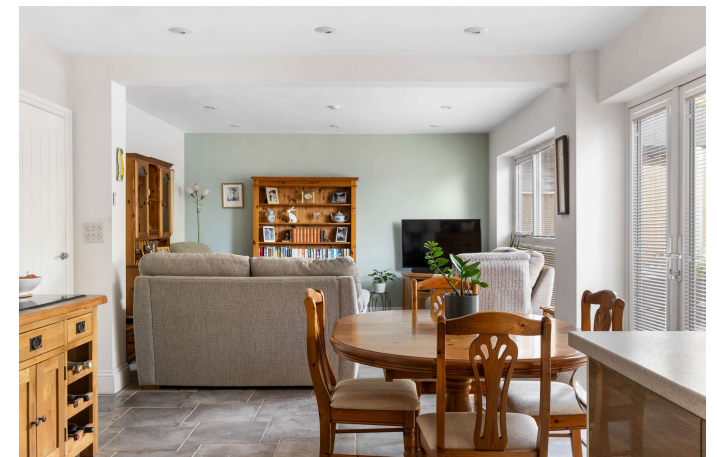
A most substantial and beautifully presented five bedroom detached family home, benefiting from a generous plot approaching 0.2 acres and situated in the popular village of Powick.

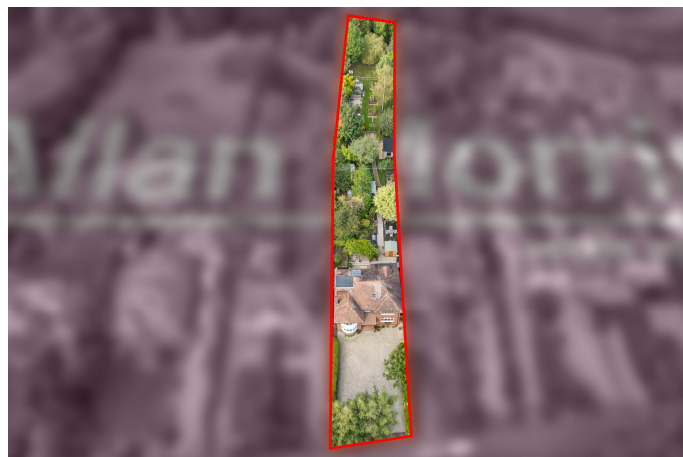
Accommodation briefly comprises: Entrance Hall, Boot Room, downstairs Cloakroom, Utility Room, Living Room, Sitting Room/Dining Room and Kitchen. On the first floor: Master Bedroom with En-Suite Bathroom, three further Bedrooms and Family Bathroom. On the second floor: Further Bedroom with Dressing Room and En-Suite Shower Room.

Outside: To the front is generous driveway providing parking for several vehicles. To the rear are delightful and spacious gardens, split into separate sections, to include patio area with pergola, 2 decked seating areas, timber Workshop, Greenhouse and then a lawned area with mature trees and shrubs, as well as vegetable patches and ornamental pond.

LOCATION:

The property is located in the popular village of Powick. The village benefits from a number of amenities to include popular Primary School, Public Houses, Convenience Store and is excellently placed for access to both Malvern, the city of Worcester and motorway links.





Directions

From Worcester City centre proceed across the River Severn into St John's. At the roundabout take the first exit onto the A449 Bromwich Road. Continue straight over the following two roundabouts and onto the continuation of the A449 Malvern Road. Take a right hand turn, where number 64 can be located, as indicated by our For Sale board.

WAM 7437

Useful Information

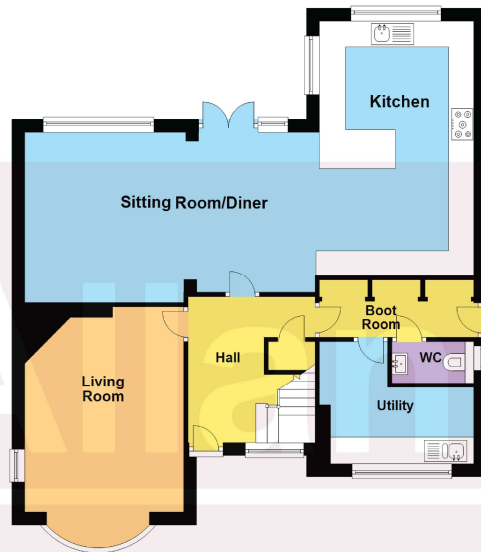
Tenure: Freehold

EPC Rating: D

Council Tax Band: D



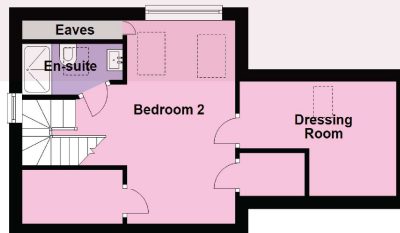
Ground Floor
Approx. 95.2 sq. metres (1024.5 sq. feet)



First Floor
Approx. 89.1 sq. metres (959.0 sq. feet)



Second Floor
Approx. 29.4 sq. metres (316.6 sq. feet)



Total area: approx. 213.7 sq. metres (2300.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan & Measurements

Living Room: 17'9" max (into bay) x 12'2"

Sitting Room / Diner: 21'6" x 13'2"

Kitchen: 19'6" x 11'9"

Utility Room: 12'0" x 9'5" max 5'9" min

FIRST FLOOR:

Bedroom 1: 12'8" x 12'2"

En-Suite Bathroom: 8'9" x 8'9" max 7'2" min

Bedroom 3: 17'1" max (into bay) 13'4" min x 12'2"

Bedroom 4: 13'4" x 11'8"

Bedroom 5: 12'0" x 11'7"

Family Bathroom: 8'6" max 5'6" min x 7'7"

SECOND FLOOR:

Bedroom 2: 15'7" x 10'4"

Dressing Room: 12'1" x 9'0"

En-Suite Shower Room: 7'8" max x 3'9"

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you, please contact our Office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. Measurements: Our quoted room sizes are approximate and intended for general guidance, you are advised to verify all the dimensions carefully. Fixtures & Fittings: All items not specifically mentioned within these details are to be excluded from the sale. Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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