



Connells

Wells Road
Malvern



Property Description

A one of a kind semi-detached residence, dating back to the Victorian period and flanked with character, charm and original features from the moment you stop over the threshold. Situated in a very sought-after location of Malvern, this charming property offers large living areas indoor and outdoor, incredible views, characterful features and a lower ground air B & B with a fully equipped kitchen and utility room!

Front Of The Property

The house is approached by a private drive, with space for several cars, with steps leading down to a small courtyard and the front door, which leads into...

Entrance Porch

A charming entrance porch with wooden flooring, double paneled radiator, wall lights, stairs leading down to the AIR B & B and a door leading to...

Entrance Hall

a carpeted hall with wall lights and under-stair storage

Kitchen

13' 10" x 12' 8" (4.22m x 3.86m)
A modern kitchen with tile-look vinyl floor, range of eye level units, range of ground level units, under cabinet lighting, pendant ceiling lights, built-in fridge, part tiled walls, secondary glazed windows to front aspect, gas hobs, sink with boiling water tap.

Lounge

23' 11" x 13' 9" (7.29m x 4.19m)
Carpet, marble fire place with electric fire, 2 pendant ceiling lights, wall lights, secondary glazed windows to rear aspect, dining area, 2 double panelled radiators,

Stairs

Carpeted stairs lead from the entrance hall to the landing

Landing

Carpet, Pendent ceiling light, Airing cupboard, Access to attic room

Bedroom 1

13' 11" x 12' 2" (4.24m x 3.71m)
Carpeted, Pendent ceiling light, Secondary glazed windows, Built-in storage, Single panelled radiator

Bedroom 2

14' 10" x 12' 3" (4.52m x 3.73m)
Carpeted, Double panelled radiator, Pendent ceiling light, Double glazed windows

Bedroom 5

10' 9" max x 13' 9" max (3.28m max x 4.19m max)
Carpeted, Pendent ceiling light, Double panelled radiator, Loft access, Double glazed windows

Attic Room

The attic room is accessed by a pull-down ladder, Carpeted, Strip lighting, Power outlets

Bathroom

Part tiled, bath tub, bidet, walk-in shower, wash hand basin, low flush WC, pendent ceiling light, wall lights, double panelled radiator, secondary glazed windows,

Stairs

Carpeted stairs lead down from the

entrance porch to the air B & B

Air B & B Entrance Hall

Carpeted hallway with double glazed door and pendent ceiling light

Bedroom 3

13' 1" x 10' 9" (3.99m x 3.28m)

Carpeted, Double glazed windows, Double panelled radiator, Dendent ceiling light, Wall light, Electric fire

Bedroom 4

12' 8" x 13' 1" (3.86m x 3.99m)

Wooden flooring, Double glazed windows, Double panelled radiator, Pendent ceiling light

Wc

Low flush WC, double glazed windows, pendent ceiling light, carpet, part tiled

Shower Room

Tiled floor, part tiled wall, walk-in shower, wash hand basin, heated towel ladder, pendent ceiling light

Agents Note

It is our understanding that the property is not currently registered with the land registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

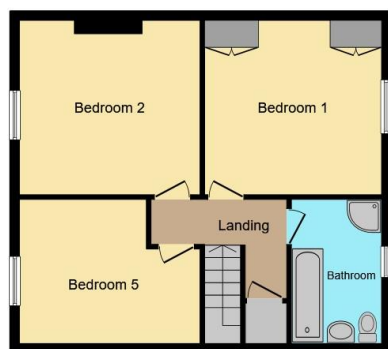




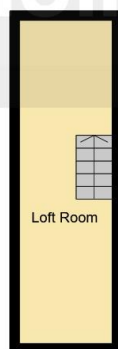
Lower Ground Floor



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/MAL307757



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: MAL307757 - 0008