





Property Description

A spacious three bedroom semi-detached home with two reception rooms and well-established rear garden with glorious views across open countryside situated within the idyllic village of Colwall.

The property also benefits from having undergone a partial rewire as well as a new consumer unit and some new sockets and light switches within the last 2 years.

Location

Colwall is a large village and civil parish in Herefordshire, England, situated on the border with Worcestershire, nestling on the western side of the Malvern Hills.

You will find a range of amenities which include a pharmacy, butchers, green grocers, convenience store, florist and the Colwall Park Hotel and Restaurant.

Colwall also has its own train station and The Downs Malvern College Prep School.

A feature of Colwall is the view of the Iron Age British Camp (Herefordshire Beacon), which largely falls within the southeast corner of the parish. The towns of Ledbury and Malvern are 5 miles (8.0 km) southwest and 3 miles (4.8 km) northeast respectively from Colwall Stone, via the B4218.

Accommodation Details

The property comprises of entrance hall, cloakroom, dining room, sitting room, kitchen, three bedrooms and bathroom.

The property further benefits from having gas fired central heating, double glazing, block paved driveway offering off road parking,

Canopy Entrance

Part opaque glazed door leading to the entrance hall.

Entrance Hall

Side facing double glazed window, single panel radiator with cover, pendant ceiling light, understairs storage cupboard, dado rail, stairs rising to the first floor and doors leading to the dining room/sitting room and cloakroom.

Cloakroom

Side facing double glazed window, WC, wash hand basin, ceiling light and towel rail.

Sitting Room

21' x 9' (6.40m x 2.74m)

Rear facing double glazed window and rear facing double glazed double doors leading to the rear garden. Brick alcove with wood burner, single panel radiator with cover and a second single panel radiator, television aerial point, large built in bookcase, six recessed spotlights and part opaque glazed door leading to the kitchen.

Dining Room

13' 11" x 10' (4.24m x 3.05m)

Front facing double glazed window, pendant ceiling light, coving and single panel radiator.

Kitchen

13' x 6' 11" (3.96m x 2.11m)

Side facing double glazed window and rear facing double glazed window. Range of eye level units, range of floor mounted units, single bowl sink drainer unit with cupboard below, cooker with four ring gas hob with cooker hood over, space and plumbing for washing machine, space for fridge, single door to pantry, part tiled walls, central heating boiler, and six recessed spotlights. Side facing part glazed

double glazed door leading to the rear garden.

First Floor Landing

Side facing opaque double glazed window, pendant ceiling light, coving, dado rail and doors leading to the bedrooms and bathroom.

Bedroom One

12' x 9' (3.66m x 2.74m)

Rear facing double glazed window, pendant ceiling light, single panel radiator, built in wardrobe with overhead storage

Bedroom Two

10' x 10' 11" (3.05m x 3.33m)

Front facing double glazed window, pendant ceiling light, single panel radiator, built in storage cupboard with hanging rail.

Bedroom Three

9' x 5' (2.74m x 1.52m)

Front facing double glazed window, pendant ceiling light, picture rail, single panel radiator and built in storage cupboard with hanging rail.

Refitted Bathroom

Rear facing opaque double glazed window. Refitted bathroom and shower with a panelled bath with electric shower over, shower screen, pedestal wash hand basin, WC, three recessed spotlights, single panel radiator and door to airing cupboard housing hot water tank and slatted shelving.

Outside Front

To the front of the property there is a five bar wooden gated entrance leading onto a bloc paved driveway offering off road parking and side access to the rear.

Outside Rear

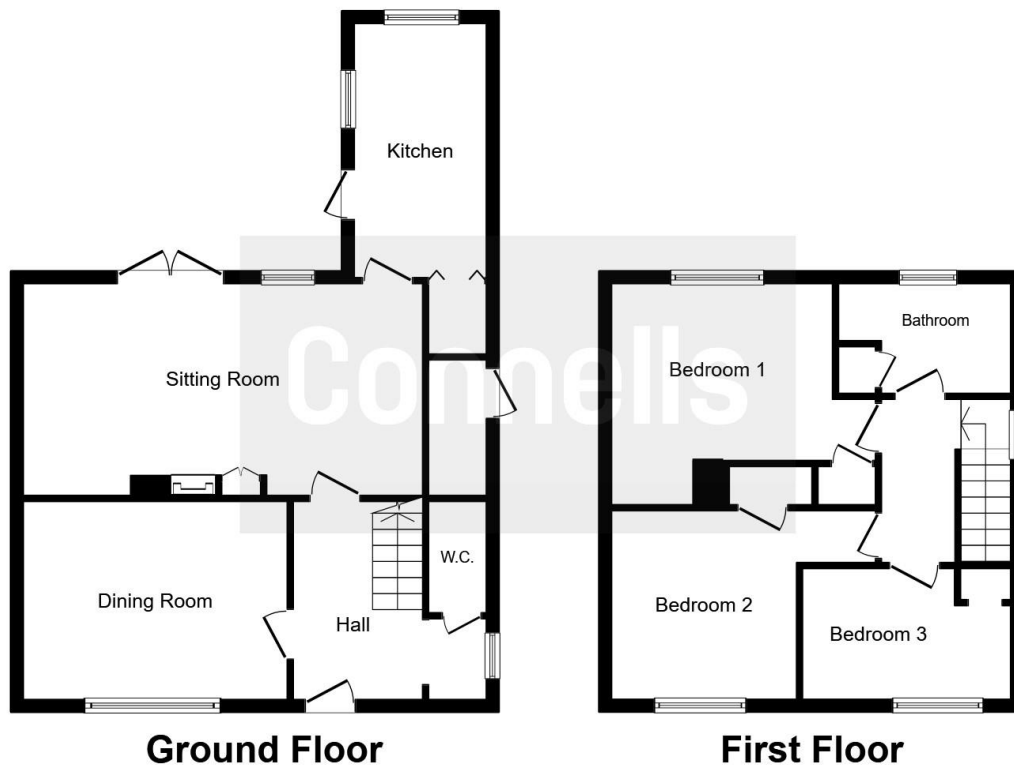
To the rear of the property there is a patio area with steps leading up to a lawned garden bordered with fencing and mature hedging. Two garden sheds, summerhouse and pond. Glorious views across open countryside. Further new patio area at the top of the

garden. Outside water tap.

Services

All mains services are connected to the property.





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).
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directions to this property:

From the Connells Malvern office, proceed up Church Street and turn left onto the Wells Road A449, continue along and turn right onto Wyche Road B4218 and bear right onto Old Church Road, turn right onto Old Orchard Lane then immediately turn right onto Orlin Lane and the property will be located on the right hand side.

EPC Rating: D



Tenure: Freehold



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