



**A BEAUTIFULLY PRESENTED AND ATTRACTIVE, TRADITIONAL THREE BEDROOMED DETACHED PROPERTY SITUATED IN A HIGHLY CONVENIENT LOCATION. DOUBLE GLAZING, GAS CENTRAL HEATING, OFF ROAD PARKING AND ENCLOSED GARDEN. ENERGY RATING "D" NO ONWARD CHAIN**

## Arley House - Guide Price £365,000

106 Pickersleigh Road, Malvern, WR14 2RT



# Arley House

## Location & Description

Pickersleigh Road enjoys a convenient location less than ten minutes on foot from the busy, popular and well served centre of Malvern Link where there is a wide range of amenities including a supermarket, shops, takeaways, a Post Office and chemist. Less than a mile away is the cultural and historic town of Great Malvern where there is an even more comprehensive range of facilities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. The property is also within walking distance of some of the best schools in the area in both the private and state systems, at primary and secondary levels including the Chase High School, Malvern College and Malvern St James Girls School.

Transport communications are excellent. A regular bus service runs nearby, junction 7 of the M5 motorway south of Worcester is only eight miles distant and Malvern Link railway station is approximately eight minutes away on foot.

## Property Description

Arley House is a beautifully presented and refurbished traditional detached property offering generous and well presented accommodation set over two floors.

The property is initially approached and set back from Pickersleigh Road behind a lawned foregarden with a driveway leading up to the house from the road and opening to allow for parking.

The UPVC front door with chrome fittings and matching double glazed window side panels is set back under a recessed storm porch with tiled floor and opens the accommodation that benefits from double glazing, gas central heating and comprising in more detail:

## Reception Hall

Open wooden balustraded staircase to first floor, ceiling light point and radiator. Useful understairs recess and storage cupboard with hanging rail. Recently fitted wood effect flooring flows throughout this area and through a door into the refitted kitchen (described later). A further door opens to

## Living Room

An open space from front to rear of the house, divided into two main areas, the first of which is

## Sitting Room 4.08m (13ft 2in) max into bay x 3.44m (11ft 1in)

Wide double glazed bay window to front, ceiling light point and radiator. Newly fitted carpet and an entrance leads to

## Dining Room 3.87m (12ft 6in) x 2.68m (8ft 8in) min

Wood effect flooring flowing throughout this area and through an opening into the kitchen. Recently installed double glazed, double doors open and overlook the rear garden. Ceiling light point, radiator.





### Fitted Kitchen

Having been refitted with a range of modern drawer and cupboard base units, worktops over, set into which is a stainless steel sink unit with mixer tap and set under a double glazed windows overlooking the rear garden. Range of integrated appliances including a four ring electric **HOB** with extractor over and single **OVEN** under. Matching splashbacks, wall mounted Valliant gas boiler housed in a matching cupboard. Ceiling light point, integrated **DISHWASHER** and **WASHING MACHINE**. Obscure double glazed stable style door gives access to the side of the house. Door to reception hall.

First Floor



### Landing

Obscured double glazed window to side, ceiling light point, door to

### Bedroom 1 3.92m (12ft 8in) x 3.49m (11ft 3in)

Situated to the rear of the property, a generous double bedroom enjoying fantastic views to the Worcestershire Beacon and North Hill through the double glazed window. Ceiling light point, decorative picture rail and radiator.

### Bedroom 2 4.11m (13ft 3in) max into bay x 3.49m (11ft 3in)

Double glazed bay window to front with views. Ceiling light point, decorative picture rail, radiator.

### Bedroom 3 2.17m (7ft 0) x 1.99m (6ft 5in)

Double glazed window to front, ceiling light point, radiator.



### Bathroom

Fitted with a white low level WC, pedestal wash hand basin, panelled bath with electric Mira Sport shower over. Obscure double glazed window to rear. Tiled splashbacks and radiator. Ceiling light point.

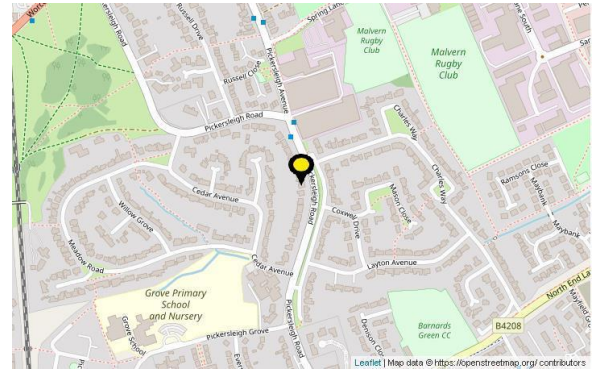
### Outside

To the rear a paved, concrete and gravelled seating area extends away from the property where the pleasures of its setting can be enjoyed. Steps lead up to the main lawn with planted beds and wooden **SHEDS**. The garden is enclosed by a fenced perimeter and there is gated pedestrian access to front from either side. The garden further benefits from an outside tap and electric socket.



## Directions

From the centre of Great Malvern proceed down Church Street into Madresfield Road. Follow this route downhill for some distance past the cemetery on your right to a mini roundabout. Turn left into Pickersley Road and continue past the garage to the traffic lights. Continue straight over and the property can be found after 0.3 miles as indicated by the for sale board.



## Services

We have been advised that mains gas, electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

## Council Tax

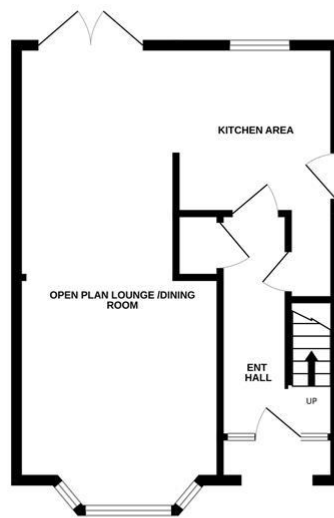
COUNCIL TAX BAND "D"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is D (61).

GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



ARLEY HOUSE 106 PICKERSLEY ROAD

TOTAL FLOOR AREA: 864 sq.ft. (80.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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