



**A BEAUTIFULLY PRESENTED AND EXTENDED FOUR BEDROOMED SEMI DETACHED HOUSE ON A QUIET RESIDENTIAL STREET CLOSE TO LOCAL AMENITIES. HALL, SITTING ROOM, DINING ROOM, KITCHEN, UTILITY, CLOAKROOM AND FAMILY BATHROOM (OVER APPROX. 1200 SQ FT). SOLAR PANELS, BEAUTIFUL ENCLOSED REAR GARDEN, OFF ROAD PARKING, GATED DRIVEWAY. ENERGY RATING 'C'.**

## Albion Road - Guide Price £335,000

30 Albion Road, Malvern, WR14 1PU



# 30 Albion Road

## Location & Description

Albion Road is a popular residential area and close to good local amenities of shops, bus services and schools. The centre of Malvern Link has a wide range of shops, banks, supermarkets, takeaways and Doctor and Dental surgeries. There is also the out of town retail park with Marks & Spencer, Morrison's, Boots and many other well known stores.

Great Malvern town centre also has a similar range of shops, restaurants, Post Office and the Waitrose supermarket. As well as being famous for its range of hills Malvern has many attractions to include the renowned theatre complex with cinema and concert hall and sporting facilities of the Splash leisure centre and Manor Park Sports Club.

Educational facilities are well catered for with primary schools close by such as St Josephs Catholic Primary School, Somers Park Avenue and with Dyson Perrins secondary school in Yates Hay Road.

Transport communications are excellent with mainline railway stations at Malvern Link and Great Malvern having connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester brings The Midlands and other parts of the country within a convenient commuting time.

## Property Description

30 Albion Road is a beautifully presented four bedroomed semi detached house which has a two storey extension to the rear. It benefits from spacious, light and airy accommodation that has been improved by the current owners over the past twenty years, the most recent addition was the bathroom refurbishment back in 2020.

The house is set back from the road behind a walled and gated driveway with a lovely raised flower feature. The driveway gives access to a gated side passageway and to the UPVC glazed entrance door that gives access to

### Porch

Tiled floor, double glazed window to front, ceiling light fitting, wooden door with stained glass panels opens to

### Sitting Room 4.99m (16ft 1in) x 4.75m (15ft 4in)

Carpet, double glazed window to front, pendant light fitting, two wall lights, radiator, Living Flame effect electric fire in brick surround. Door to

### Dining Room 7.18m (23ft 2in) x 2.45m (7ft 11in) max

Laminate flooring, obscured glazed window into the utility. This room is currently in use as a dining room and office. Double glazed window overlooking the enclosed rear garden. Two pendant light fittings, radiator and door to

### Kitchen 3.07m (9ft 11in) x 2.71m (8ft 9in)

Tiled floor, ceiling light fitting, radiator. Range of base and eye level units with worktop over, built in FRIDGE FREEZER, space for dishwasher, space for range cooker. Partially tiled walls. One and a half bowl stainless steel sink with mixer tap and drainer. Double glazed window to rear overlooking the garden. Door to





#### Cloakroom

Tiled floor, low level WC, built in shelving unit and obscure double glazed window to side.

#### Utility Room 2.87m (9ft 3in) x 2.35m (7ft 7in)

Tile floor, space for washing machine and dryer, built in storage cupboard, pendant light fitting, Worcester Bosch boiler. Double glazed UPVC door and window to side giving access to a side passageway.

First Floor

#### Landing

Split into two the first providing access to bedrooms 1, 4 and the bathroom. Carpet, access to partially boarded loft space. Ceiling light fitting to the second landing giving access to bedrooms 2 and 3.

#### Bedroom 1 4.13m (13ft 4in) x 2.94m (9ft 6in)

Vinyl flooring, double glazed window to front, radiator, two built in wardrobes and pendant light fitting.

#### Bedroom 2 7.18m (23ft 2in) x 2.32m (7ft 6in) max

Double glazed window to rear, two pendant light fittings, carpet and radiator.

#### Bedroom 3 3.04m (9ft 10in) x 2.25m (7ft 3in)

Vinyl flooring, double glazed window to rear and radiator. Pendant light fitting. Inset book shelving.

#### Bedroom 4 3.07m (9ft 11in) x 1.91m (6ft 2in)

Laminate flooring, radiator, double glazed window to front and pendant light fitting.

#### Bathroom

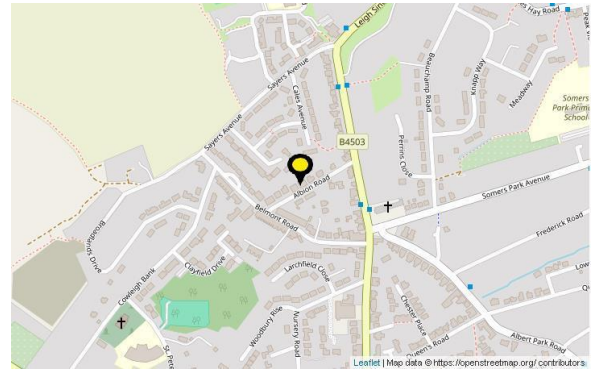
Refitted in 2020. Vinyl flooring, wooden panelled walls, marble effect panelled shower cubicle with battery operated mains shower, with internal and external controls. Obscure double glazed window to side, chrome heated towel rail, close coupled WC, pedestal hand basin. Ceiling light fitting and extractor fan.

#### Outside

The UPVC door from the utility provides access to a gated passageway that can also be accessed from the driveway. Block paved area with tap, space for bins and storage. The rear garden is securely gated and accessed from the side passage through a wrought iron gate. The garden is mainly laid to lawn and benefits from an array of flower beds that provide colour throughout the year. A paved pathway leads to a patio seating area at the rear of the garden. Brick Built STORE, GREENHOUSE and a small SHED.

## Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Link Top. At the traffic lights turn left and around into Newtown Road. Take the fifth turning on the left into Albion Road. The property will then be found around three quarters of the way along on the right hand side.



## Services

We have been advised that mains services 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

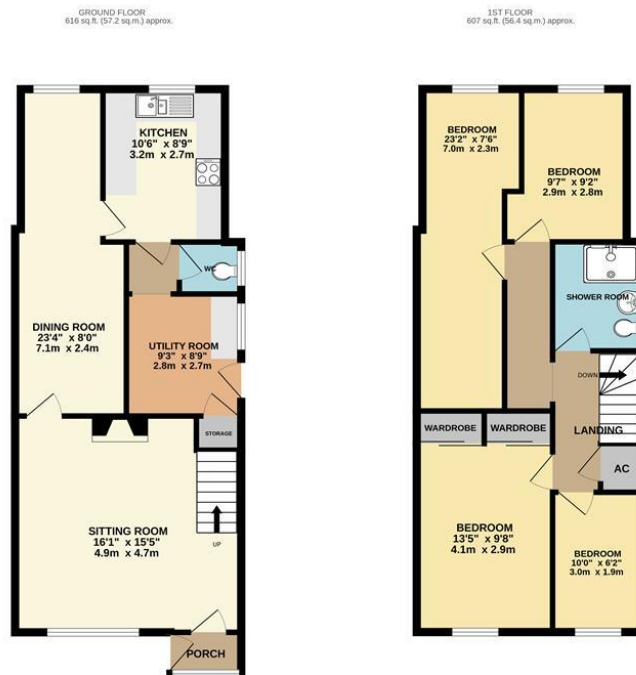
## Council Tax

COUNCIL TAX BAND 'C'

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 C (74).



### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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